



It's a pleasure for me to share where we are and what are the next steps.

I am Bruce Simeone. Andy Poole – BOT Liaison for this effort, could not be here due to some travel he committed to prior to this meeting being scheduled.

As you know we had a fire in the restaurant that has shut down the facility. We decided to take this opportunity to step back and ask – what do we want this campus to look like 5, 10, 15 years from now. And build a multi-year plan to get us there.

The scope of this effort is the entire campus shown in yellow outline – we don't want to look at only one aspect, then later look at another and ask, "why didn't we look at it all at once?".

We might not do all of the work all at once – it's a multi-year plan - but let's have a big-picture plan we can work towards



I know you have questions ...

**Please hold them until the end**

I feel strongly that the presentation will answer most if not all of them.  
So, I request that you hold all of your questions until the end of the presentation

Thank you

# Lake Lorelei Overall

## MISSION:

To become Southern Ohio's premier residential lake community.

## VISION:

Lake Lorelei offers an opportunity for lakeside living with an unparalleled sense of COMMUNITY, a LIVELY and FUN atmosphere for recreation, and a SAFE place to live.



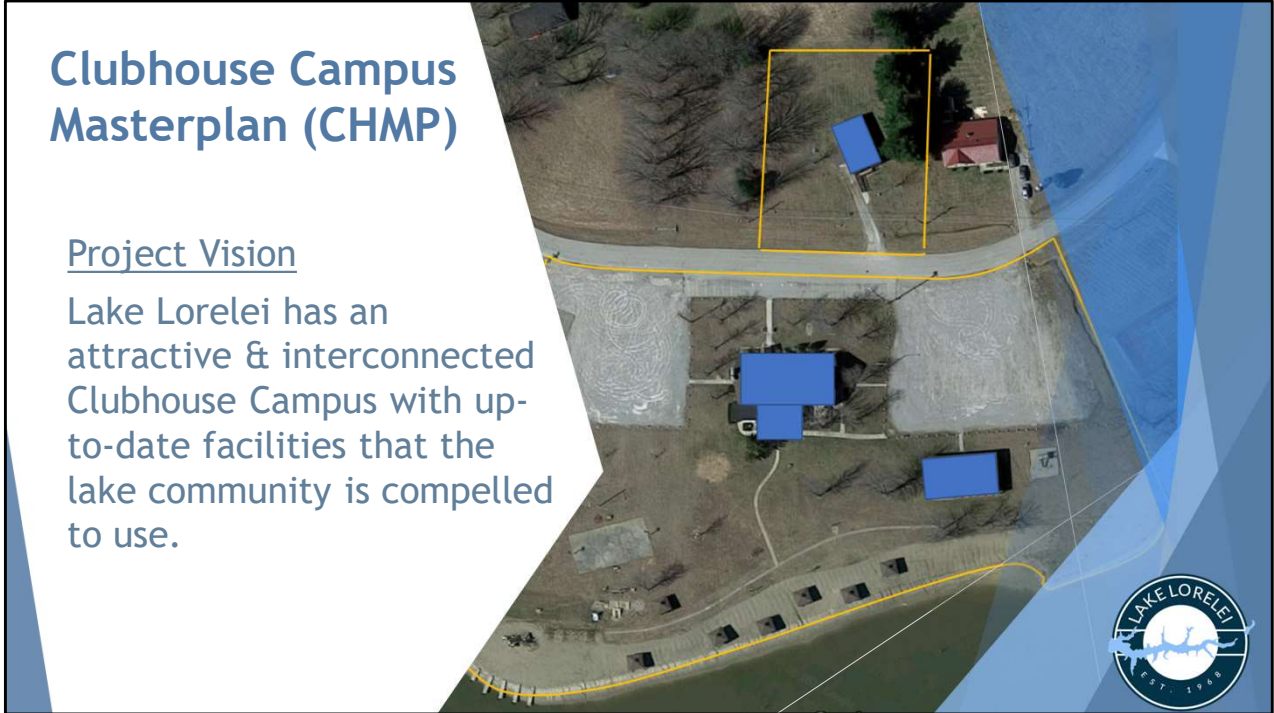
Reminder

Here is the MISSION and VISION of our Lake.

## Clubhouse Campus Masterplan (CHMP)

### Project Vision

Lake Lorelei has an attractive & interconnected Clubhouse Campus with up-to-date facilities that the lake community is compelled to use.



As we shared in the meeting last November, an effort was chartered, consistent with and to help deliver the Lake Lorelei MISSION and VISION

We established this as the project vision...



## Some Key Questions



What was the cause of the fire?



How much is the insurance settlement?



Can we use it now?



I will turn this over to the COMMITTEES in a second, but I want to cover some key questions that you might have

1. Cause of the fire is still under investigation. We hoped to know by now but there are a lot of parties involved and thorough studies being done.
2. Unfortunately, we are still working to get aligned on the Insurance Settlement. We are in constant negotiations with them to get all that we are entitled to get.
3. The County has instructed us that until (1) they approve the repair design and (2) we finish the repairs, we must only allow those few people on the project team to be in the CH. We must ensure that the building is safe and does not pose a health threat

... since we are limited as to who can enter the building, we have taken several photos and these are available to be seen if you want to, at the Office

**The Project Team will share some of those photos with you so you can understand the state of the building. So let me introduce the Committees...**

## 4 Committees

### COMMUNICATION:

- ❖ Understand Membership wants, willingness to pay
- ❖ Share ideas with Design Team
- ❖ Communicate with Membership

### DESIGN:

- ❖ Direction from Communication
- ❖ Develop design options
- ❖ Develop multi-year masterplan

### FINANCIAL:

- ❖ Explore funding options
- ❖ Create strategy to fund, multi-year
- ❖ Provide cost info throughout project

### CONSTRUCTION:

- ❖ Provide input to Design
- ❖ Manage Construction, and Start-Up



We have these 4 Committees ....

Led by these people ... (please stand up when I call you)

Who will do these things ...

Note that these Committees all need to work together to come up with what we will finally do...

Now I want to invite Todd Steele and Mike Wetzel to come up to take us through the rest of the presentation...

TODD:

Let me start by sharing with you some photos that illustrate the stat of our CH CAMPUS...

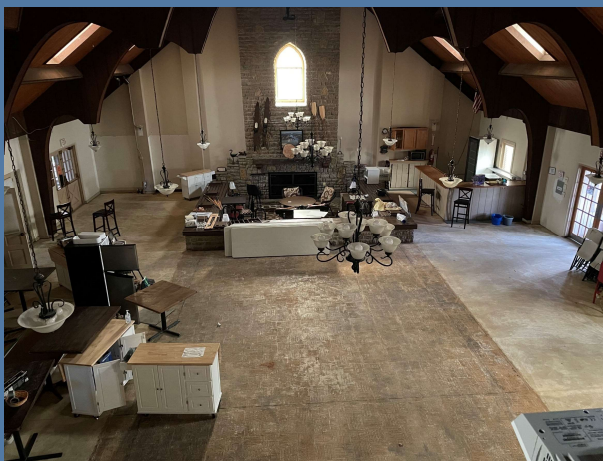


## Fire caused costly damage to Restaurant & Clubhouse



Here is a view of the Restaurant part of the clubhouse, from the lake side, showing the boarded up section damaged by the fire

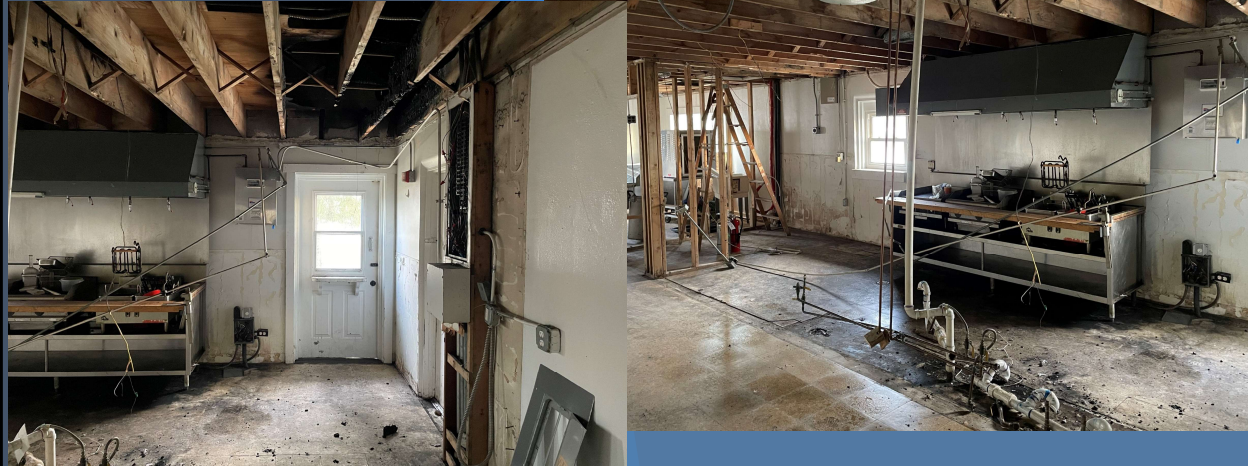
## Fire caused costly damage to Restaurant & Clubhouse



Most of the Inside of the CLUBHOUSE was spared, and not fire damaged  
However, the water to put out the fire required us to remove the floor  
... and not seen here is the water damage and mold that has resulted from all the fire  
fighters' water  
The wall that is in common with the restaurant has the most issues and concerns, but  
others do as well.



## Fire caused costly damage to Restaurant & Clubhouse



This is the Southeast corner of the restaurant, where it is apparent that the fire started

The restaurant absorbed significant damage to the facility, structure, utilities, and equipment.

Note the damaged plumbing on the floor

Fire started in SE corner of restaurant. Restaurant completely gutted – ceiling, walls, restaurant equipment and flooring

## Fire caused costly damage to Restaurant & Clubhouse



This is the roof above the Restaurant

You can clearly see here the damage to the roof beams and rafters, and associated electrical, plumbing, and HVAC that runs through it

Fire damage to joist of the restaurant mechanical ceiling platform, roof beams and rafters.

## Fire caused costly damage to Restaurant & Clubhouse



Here you can see the damaged HVAC – furnace and AC unit – that was above the restaurant but served the Clubhouse

In the 2<sup>nd</sup> photo it is looking at the roofing that extends OVER the roof of the clubhouse.

Note the fire damage in the roof members here

$\frac{3}{4}$  of restaurant roof framing (beams and rafters) must be replaced along with sheathing and shingles



## Fire caused costly damage to Restaurant & Clubhouse



You can see here part of the HVAC system,  
and you can see part of the firewall  
– note how it does not extend all the way up.

**\*\*This means we must treat both buildings as one as far as occupancy permitting is concerned**

## Fire caused costly damage to Restaurant & Clubhouse



### Potential Good news:

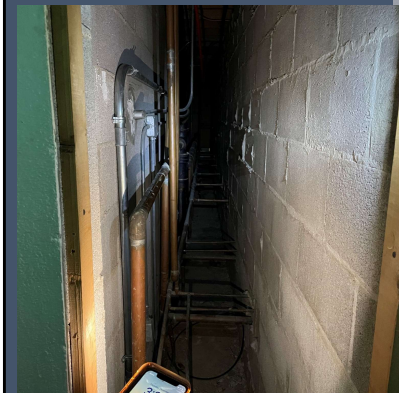
- It appears at this point that we don't need to tear the building down...
- that the North, West, South sides of the exterior were not damaged
- It seems that much of the CH interior is not damaged

Of course, we have to do a complete Building Study

## Issues that need to be addressed



Code updates  
Egress requirements  
Energy efficiency



Like Bruce said, while we are fixing the damage caused by the fire and fire-fighting, we will be fixing some other issues that exist within the CAMPUS

Building codes have changed many times over the 50+ year history of this building. We were grandfathered in on many of these, and not “REQUIRED” to fix them. Now that we must submit new drawings to obtain County permit to enter and use it, many of these will now need to be rectified.

The County will require some of these to be fixed, so will the architect... and we will want to do some as well

The photo on the left shows the small race that holds the plumbing for the CH. It is sandwiched between the walls and is extremely difficult to get in there to repair or maintain. When securing the building for the winter, we found that at least one of the valves in that area was inoperable.

The middle building shows the main electrical room – it can only be accessed by walking through the men’s restroom. Far from an ideal solution

In the picture on the right, we have stairs that go down to the “pit” that pose a hazard as they are not compliant with building codes – handrails, access

## Issues that need to be addressed

Code updates  
Egress requirements  
Energy efficiency



Many of the windows in the CH, like the ones shown in the picture, are old and have very poor insulating qualities, causing us to spend more money than we should to heat and cool the building. Some of these windows are damaged, and many have damaged wood all around them that must be repaired

The photo on the right shows the entry/ exit to the restaurant – this step down is unsafe and against code.

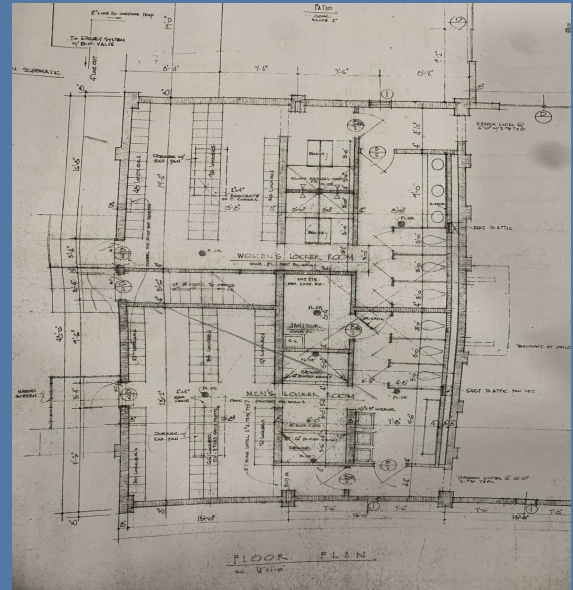
I think you all have seen the tables and chairs stacked against the wall when we are not using them for events. Someone saw kids climbing on them, and it became clear we need a place and method to store and retrieve them safely and efficiently.



## Issues that need to be addressed

Areas that are sub-optimized

Improvements to fully serve our members



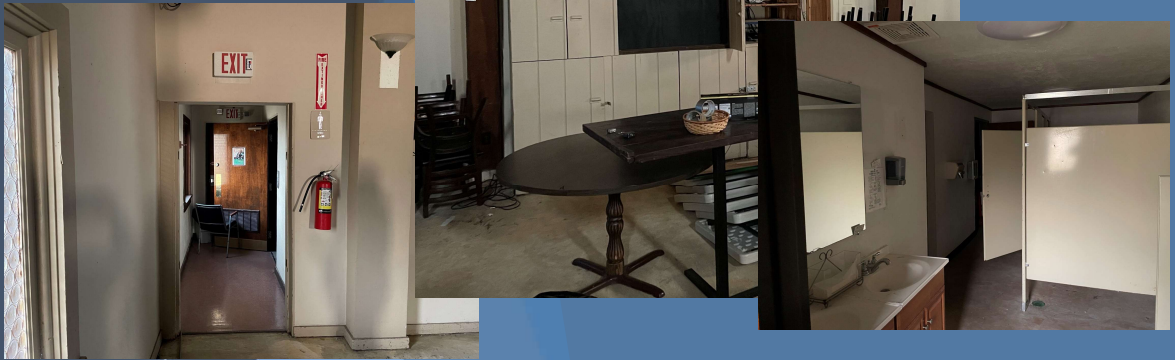
Throughout the years of history, this building has had modification on top of modification. The original design had 2 large shower and locker facilities. Now this area has been chopped up resulting in a labyrinth of halls, and resulted in rooms that can only be accessed by going through bathrooms.

Walls have been added to further subdivide the space creating a poor use for the space.

## Issues that need to be addressed

Areas that are sub-optimized

Improvements to fully serve our members



2 of these photos show some of the hallway design that should be improved to serve you when you use the CH and serve us all during formal LLPOA meetings, improvements are needed to presentation visuals and to sound quality

- Emergency exit to the outside must go through the exercise room.
  - Audio visual cabinet is using valuable floor space.
  - Access to electrical room is through the men's rest room.

## LLPOA Office repairs needed



The office building is part of the Campus project....  
And it has some major issues that need to be addressed

There are problems with the roof, the eaves, and the siding.  
And major sections of the floor has significant water damage and is rotting – creating a hazard that needs to be solved



## Clubhouse Campus Masterplan (CHMP)

### Project Vision

Lake Lorelei has an attractive & interconnected Clubhouse Campus with up-to-date facilities that the lake community is compelled to use.



So that was a tour through some of the issues with the Campus  
I hope that helps you see what we have today and what we are dealing with.

## 4 Committees

### COMMUNICATION:

- ❖ Understand Membership wants, willingness to pay
- ❖ Share ideas with Design Team
- ❖ Communicate with Membership

#### Team Members:

- ✓ Todd Steele-Chairman
- ✓ Chris Johnstone-Assistant Chairman
- ✓ Kathy Haberer-Secretary
- ✓ Amanda Dunlap
- ✓ Bill Nartker
- ✓ Cheryl Lambert
- ✓ Darlene Nartker
- ✓ Holly Cortelyou



Let's talk about what the Communication Committee has been doing over the last few months,

let me have the committee members join me up here and introduce themselves so you can see the LLPOA members who are volunteering their time to accomplish our Committee's chartered work.

## The Listening Tour

What is Important to our Membership?

- ▶ Goal is to hear from EVERY member in good standing
  - ▶ Survey closing February 24
  - ▶ ~400 responses so far
  - ▶ Questions include importance and usage of Clubhouse and Restaurant
    - ▶ Seasonal or year-round?
    - ▶ Upgrades?
    - ▶ Ideas to make better?
  - ▶ Willingness to fund repairs? Improvements?
  - ▶ Participate in Focus Group?—Cheryl on signups



## The Listening Tour

What is Important to our Membership?

- ▶ Focus groups in Feb/March/April
- ▶ Objective is to provide 3-5 concepts to Design Committee to design and cost out
  - ▶ Base scenario for repairs + code compliance
  - ▶ Upgrades to clubhouse
  - ▶ Restaurant seasonal/year-round/none
  - ▶ LLPOA office repaired or relocated
  - ▶ Other facility improvements or additions (e.g., restrooms, fitness, docks, tennis, etc.)



## The Listening Tour

Where do we go from here?

- ▶ Solicit feedback from Members on designs and costs from the Design Committee and architect
- ▶ Engage Finance + Construction Committees
- ▶ Iterative process until we end up with a few concepts that are designed, costed, and presented to Membership
  - ▶ Masterplan could involve multiple phases over time
  - ▶ ALL MEMBERS IN GOOD STANDING WILL BE CONTACTED!



## 4 Committees

### DESIGN:

- ❖ Direction from Communications
- ❖ Develop design options
- ❖ Develop multi-year masterplan

#### Team Members:

- ✓ Mike Wetzel-Chairman
- ✓ Molly Steele-Secretary
- ✓ Brad Koenig-IT

#### Sub Committees:

- ✓ Architect: Ron Weeks, Dina Wilder, Cindi Wetzel
- ✓ Branding: Susan Rissover, Amy Wohleber
- ✓ Estimates: Shawn Amann, Jill Dunlap, Mark Haberer, Meg Heitker, Len Pohlar



Let's talk about what the Design Committee has been doing over the last few months,

## A Campus View:

Clubhouse, Office, Beach, Docks

### ▶ Architect Search

- ▶ Identify potential architectural firms qualified for the clubhouse project
- ▶ A “Letter of interest” was sent to seven potential architects
- ▶ Assist with Letter of Interest, Site Visits, Q & A and RFP

### ▶ Uniform Branding

- ▶ Logo
- ▶ Building styles
- ▶ Signage with standard fonts and colors





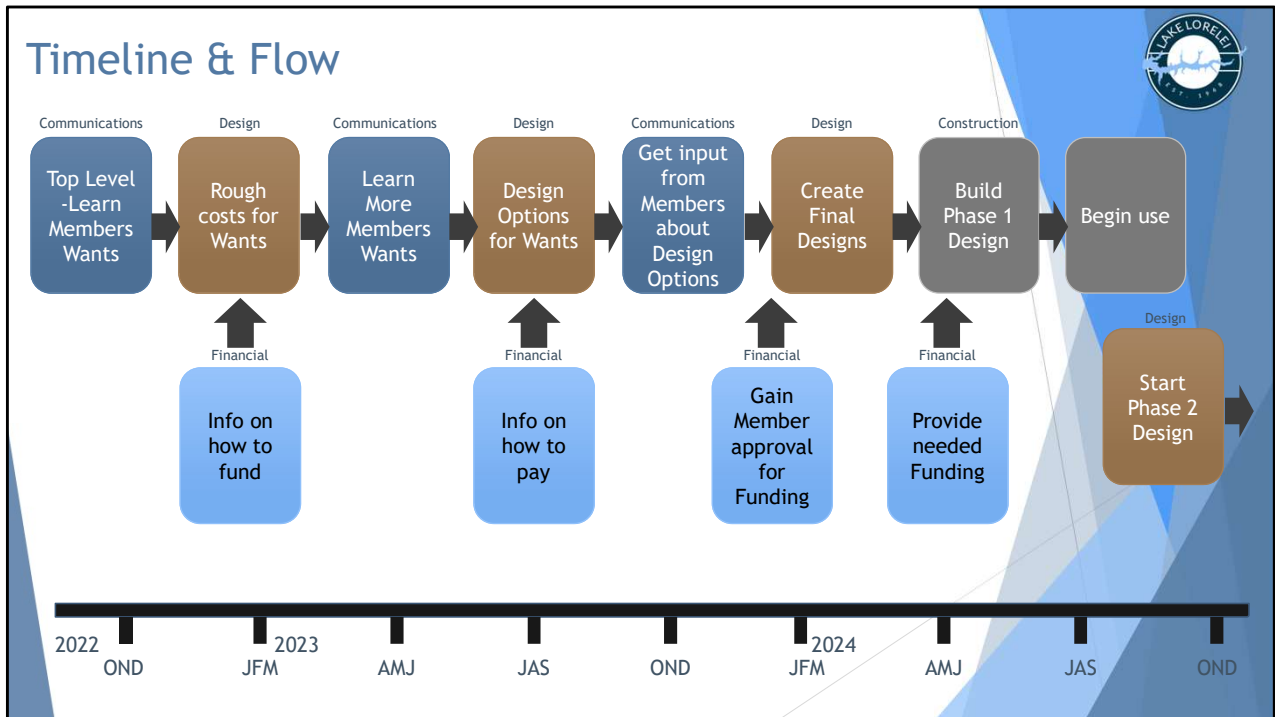
## A Campus View:

Clubhouse, Office, Beach, Docks

- ▶ Conducting feasibility studies for the following:
  - ▶ Docks in front of the Pavilion
  - ▶ Large Fire Pit in the area of the Main Beach
  - ▶ Tennis and Pickleball Courts
  - ▶ Upgraded Fitness Room
  - ▶ Swimming Pool
  - ▶ Outdoor Bathrooms

Feasibility Study includes construction cost, maintenance cost, and lifespan





Here is an overview of how the process will work

Note how the teams work back and forth

Note how the MEMBERS provide to these Committees what we will do. It is YOU who dictate the choices and the designs.

These Committees facilitate that your needs get met to the highest degree possible

The timeline at the bottom gives you an idea of the duration of this project

## 4 Committees

### FINANCIAL:

- ❖ Explore funding options
- ❖ Create strategy to fund, multi-year
- ❖ Provide cost info throughout project



### CONSTRUCTION:

- ❖ Provide input to Design
- ❖ Manage Construction, Contractors, and Start-Up



T Steinbrink and J Wyman – anything to add from your two committees?

Questions?



#LakeLoreleiStrong

That's all we have to present  
Are there any questions?