



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

I am Andy Poole – BOT Liaison for this effort. Full time Lake resident, and retired P&G Manager

Scope 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 it all at once, but lets have a big-picture plan

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

Our Masterplan will fit within this vision, and help to deliver it

I have 7 slides to set the stage and share the plan

First lets address some key questions you might have

Some Key Questions



What was the cause of the fire?



What has been done since the fire?



Can we use it now?



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.

We have made sure that the building is: secure, sealed (to reduce mold), and protected – heating, power, plumbing

We cannot use the buildings for the foreseeable future. Money that would need to be spent to make it temporarily usable would likely be throw away – and we don't want to waste money. Also – to occupy the building again requires that we meet current building and occupancy codes – so upgrades would now be required.

I hope that answers to Q's.

Building on that, let me frame for you the challenges we have ahead...

Current State of Affairs



Fire caused costly damage to Restaurant & Clubhouse

Clubhouse has issues that must be addressed

- Code updates

- ADA compliance

- Energy efficiency

- Areas that are sub-optimized vs original planned use

- needs facilities and equipment to fully serve our members (like audio/ visual)

Office building has problems, needs some repairs (>\$100k)

Damage went well beyond the restaurant, into the Clubhouse

The building was built in the 1960's so we were grandfathered into old codes. To use it again we must meet all current codes, across a broad spectrum. We also have modified, and re-modified the building so that the spaces (like those behind the balcony wall) are very inefficient

We have learned of some costly repairs that are needed to the existing office building – so we want to spend the right money in the right way

Current State of Affairs



Restaurant has many challenges

Business Model Challenges

- Sporadic & seasonal usage
- Difficulty securing partner to operate
- Difficulty in getting workers

Facility Challenges

- Facility size/ layout limits usability, food served
- Separate Restrooms ... due to liquor license

Drain on LLPOA

- Office Staff management time
- We lose \$\$ each year.

Similar challenges

- Waynoka
- Fayetteville restaurants

Our location is a huge challenge for a restaurant. Rural, gated, deep in a neighborhood, off 131 (not well travelled). Partners in the past have had difficulty making a restaurant work here.

It is difficult to run a restaurant operation that really pleases us. The size limits the food it can offer, and the cost to have lots of employees to provide service erodes hope of them making enough money. Also, sharing restrooms with the Clubhouse reduced our ability to use that building like we want to.

And this costs us time and money to manage every year, money we really don't have, money that could have been used for other pressing needs

The model of a restaurant in this location has shown to not be self sustaining in the past, using the approach we have taken. Waynoka has the same challenges, so do businesses in Fayetteville

Clubhouse Campus Masterplan

Project Vision

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



So we are chartering this effort

Project Plan

Create an awesome **Clubhouse Campus**.
Form 4 Committees

- ▶ **COMMUNICATION:** Throughout: Gather input from Membership; Share information with Membership
- ▶ **DESIGN:** Develop an overall masterplan for the Campus & multi-year implementation plan
- ▶ **FINANCIAL:** Determine strategy to fund the masterplan. Provide cost info throughout project
- ▶ **CONSTRUCTION:** Manage the Detailed Design, Construction, and Start-Up. Manage cost, scope, and schedule. (*form ,later)

Early C&F: Keep existing building vs. Tear Down and build new



We will have these Committees

John Wyman is leading a "Cost and Feasibility" study - to determine right away whether we should focus on reusing our existing building or if it is less expensive to tear it down and start over.

Project Committees

Design

- Amy Wohleber
- Len Pohler
- Cindi Wetzel
- Meg Heitker
- +

Communications

- Barbara Siegel
- Martha Wallace
- +

Finance

- Todd Steinbrink
- +

Construction

- John Wyman
- +



Commitment:

Meetings (weekly) + work outside of the meeting (4-8 hrs/wk).

Leader of each Committee will be chosen. Lead Team Meeting every 2 weeks, 1-3 hrs.

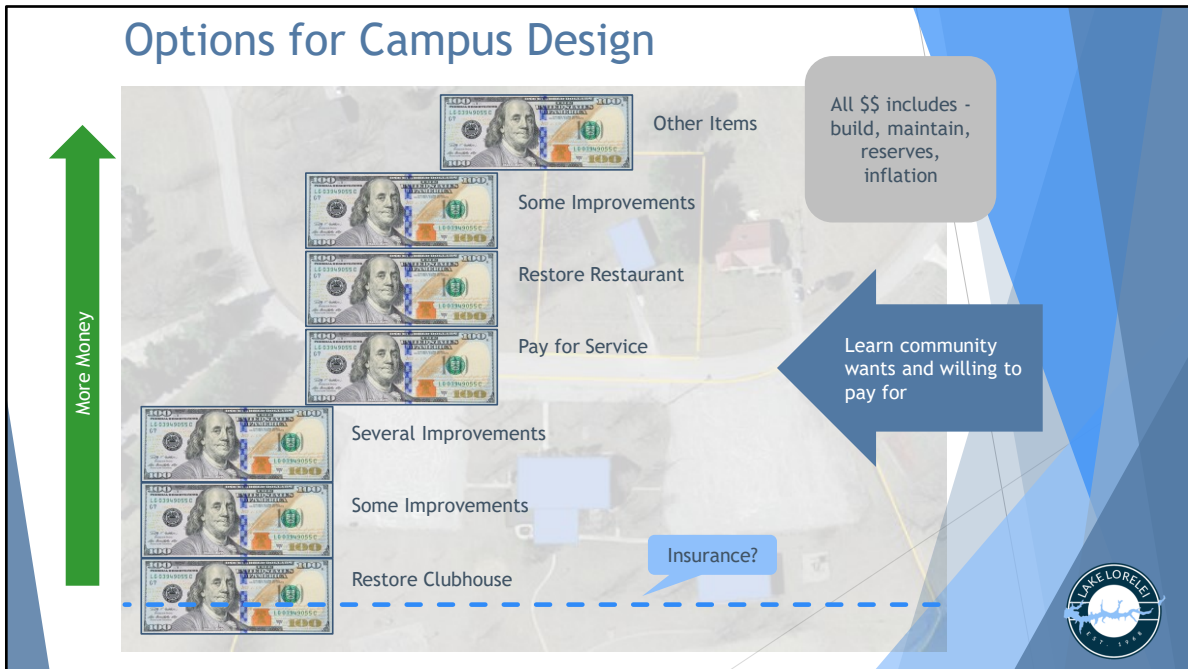
Board is accountable for all money decisions



Here are the people who have signed up so far.

Sign up sheets are in the room, and info on how to sign up will be on the website.

Key point – these committees are working committees. There will be meetings and lots of work to be done. If someone just wants their voice to be heard, please submit the survey(s) that will come out and attend Focus Group sessions that we will have.



We plan to approach the project this way, building up the cost from the bottom up.

“Restore the Clubhouse” would bring it back to be much like it is today (up to all codes, of course) then there will be likely 1 or 2 sets of improvements we would consider. -- think of this like a Ford F150. There is the base model, then a “Sport” option package, then if you want, a “Luxury” option package on top of that. We need to find out what “options/ improvements” the membership wants --- then how much we are willing to pay – so see where we come out.

Then we will stack on top of that a similar analysis of adding a restaurant back onto the Clubhouse, with a set or 2 of options. We also need to factor into this analysis the cost we must incur to pay an operator to “thrive” (not just barely survive) operating a complete restaurant. All costs, including future ones, must be considered.

How much will insurance pay? Using the F150 analogy, if you crashed your 25 year old F150 and it was totaled, insurance would pay you a small sum – one that would be well less than you needed to just buy another base model. We don’t know that number right now, but it will not be enough to pay for what we need.

This is the work of the 4 Committees

If Restaurant @ Clubhouse not Viable



Build Clubhouse, then Study:

- In the front
- Built on our land
- Built 100% at the cost of the operator
- Run 100% by the operator



If we cannot find a solution to afford a restaurant at the Clubhouse location, a separate team will be formed (after we start construction on the Clubhouse) to examine if a company would be willing to build and operate a restaurant, out front, on our land, at no cost (or minimally acceptable cost) to us.

Questions?



#LakeLoreleiStrong