

Clubhouse Campus Masterplan Project



Following the recent vote on the Clubhouse and the feedback from subsequent surveys, it was clear there is a strong desire for more information regarding the financial aspects and a clearer breakdown of the various options available. This brochure is designed to offer a comprehensive overview of the project, including detailed cost analysis for each proposed option.

Background:

The LLPOA Clubhouse has been a fixture at Lake Lorelei and has served the Membership well for 50+ years. It was used many times each month for club meetings and various gatherings large and small. A fire in the kitchen caused significant damage throughout the building and now the building cannot be used. It's time for us to build back a Clubhouse that we can love and enjoy for the next 50 years.



Last year we formed four committees comprised of 40+ Members to solicit feedback, develop the scope and design, and financially plan for a new Clubhouse. We collected 1000 responses from two surveys, held two Focus Groups which 200+ Members attended, and presented at four separate community meetings, so we believe this proposal reflects the consensus opinions we gathered over the last year. Each member in good standing had a chance to voice their opinions and provide feedback on numerous occasions, and we thank those who participated in the process.

Proposal:

The project team believes this proposal matches well with the wants and needs of the Members.

- The total scope of the project has been reduced, focusing only on the Campus area, removing the work on Signage and the Maintenance Shed.
- Due to strong support for the Warming Kitchen, this was added to the “Clubhouse Core” scope.
- The next Ballot enables Members to vote on the Core Clubhouse plus 5 separate options for amenities to be added to the scope at their respective cost. Our hope is this better informs the Membership of the relative costs associated with each improvement. A majority vote under each item is necessary for it to be included in the final project.

Core Clubhouse: \$2,007,252 net after insurance (\$282/year per Voting Membership for 20 yrs.)

A vote for the **Core Clubhouse** will allow us to repair and upgrade the existing clubhouse in the following ways:

- Renovated interior with updated HVAC, electrical, and plumbing
- Updated fire protection, security, AV equipment
- 245 ft² Warming Kitchen with areas to heat up and prep food for events, sinks, tables, ovens, freezers, refrigerators, and a window for serving to outside
- Facilities for Food Trucks - space and power available. LLPOA schedule will provide regular visits and advance notification to Members
- Handicapped accessible facilities throughout



- Opened-up east wall to create a beautiful lake view from inside
- 2000 ft² outside patio with space to enjoy lakeside relaxing
- Event floor space of 2700 ft² that can serve up to 235 guests
- Updated Bavarian exterior with handicapped-accessible front entrance
- Ample storage space for all Lake Clubs
- New Men's and Women's restrooms plus 2 additional restrooms accessible from Pavilion and Beach



Optional Amenities:

There are five sets of options to be considered as additions to the **Core Clubhouse** scope listed above. Total cost for each is listed as well as the cost per year per Voting Membership for the term of the loan.

LLPOA Office: \$182,857 (\$26/year)

- Repair unsafe and damaged flooring
- Improved entry area and waiting space
- Separate Administration desk area, improved Director's office
- Conference room off the entry for meetings
- Paved and striped parking area, with sidewalk to Clubhouse



Fire Pit & Boat Docks: \$57,626 (\$8/year)

- Large Fire Pit with seating
- New Boat Docks for 5 boats located near Pavilion
- New sidewalk connecting new Boat Docks to Pavilion and Clubhouse

Tennis/Pickleball Court: \$85,946 (\$12/year)

- New fenced in space with one Tennis Court / 2 Pickleball courts
- Sidewalks connecting court to Clubhouse, restrooms, and parking lot

Walking Trail: \$141,100 (\$20/year per)

- 5-foot-wide perimeter trail about a half-mile long
- Access to all facilities: restrooms, gathering spaces, new docks, recreation courts, etc.
- Provides access from new docks to Clubhouse and other outside facilities



Fitness Center: \$317,130 (\$45/year)

- 820 ft² facility with separate HVAC and bathroom access
- 12 machines to accommodate 8 or more people
- HVAC controlled, bathroom access
- Sidewalk access to parking and Clubhouse

Please vote in the upcoming referendum. We look forward to having a beautiful Clubhouse which will serve our community for the next 50 years.