

## LLPOA Clubhouse Masterplan Survey – February 2023 – Final Results

The Clubhouse Communications Committee would like to personally thank all of those who took the time to complete the LLPOA Clubhouse Masterplan Survey back in February! Many of your comments and the results of the survey were summarized by Todd Steele in the March – April 2023 publication of The Legend of Lorelei.

All said and done, we had **510 total responses** to the survey. While the Clubhouse Fire was a major event, not everyone knew what happened, but many of you did. When asked if you knew about the fire, **96%** responded that they did. Regarding how you heard about the fire, **40%** of you heard about it through social media and another **32%** heard it from a neighbor. We also heard from a good representation of both full-time and part-time residents, with **56%** full-time and **43%** part-time. Of all responses, **90%** are homeowners.

Regarding your feelings around what should be done with the **Clubhouse**, **52%** felt it was time to look at upgrades and changes and to see what that might cost (the Design and Finance Committees will help us with that). When it came to your thoughts about the future of the Clubhouse building, **34%** said, keep the building, repair the damage to meet current Building Codes, upgrade outdated sections for a more Family and Community friendly environment. When it came to looking at future potential amenities in the Community, the following were ranked in order of preference: Fitness Facility, Enlarged Patio area with Fire Pit, Tennis or Pickleball Courts, Separate Bathroom Facilities at the Main Beach and a Community Pool. This question also had a category for “other” and **14%** of you added several suggestions. Two of the more requested other suggestions included a Dog Park and additional Docking Facilities at the main beach.

As it pertains to the **Restaurant**, **51%** used the restaurant for dine-in and take-out, while **21%** did not use the restaurant at all. In terms of annual use, **51%** used it year-round and **27%** only during the summer months. Regarding how often the restaurant was used, **34%** used it less than once per month. The next thing to look at was your opinion on what to do with the restaurant space, **29%** selected to use the space for something completely different, followed closely by **27%** who wanted the space rebuilt and open for year-round use.

When it came to using the Clubhouse for other **Activities**, many did not use the clubhouse at all, or less than once per month in the following areas: The Workout room, **78%** never or less than once per month. Workout classes, **84%** never attended a workout class. Sunday Worship services, **88%** never attended a worship service. For the Clubhouse restrooms, **55%** used them at least 1 – 3 or more times per month. For attendance at a Board Meeting, Town Hall, or Committee meeting, **72%** never attended or did so less than once per month. And finally, when it came to renting out the Clubhouse at least once on an annual basis, **63%** never rented it out or did not recall doing so. But another **37%** did rent it out at least once per year and 51 of those respondents did rent it out at least three or more times per year.

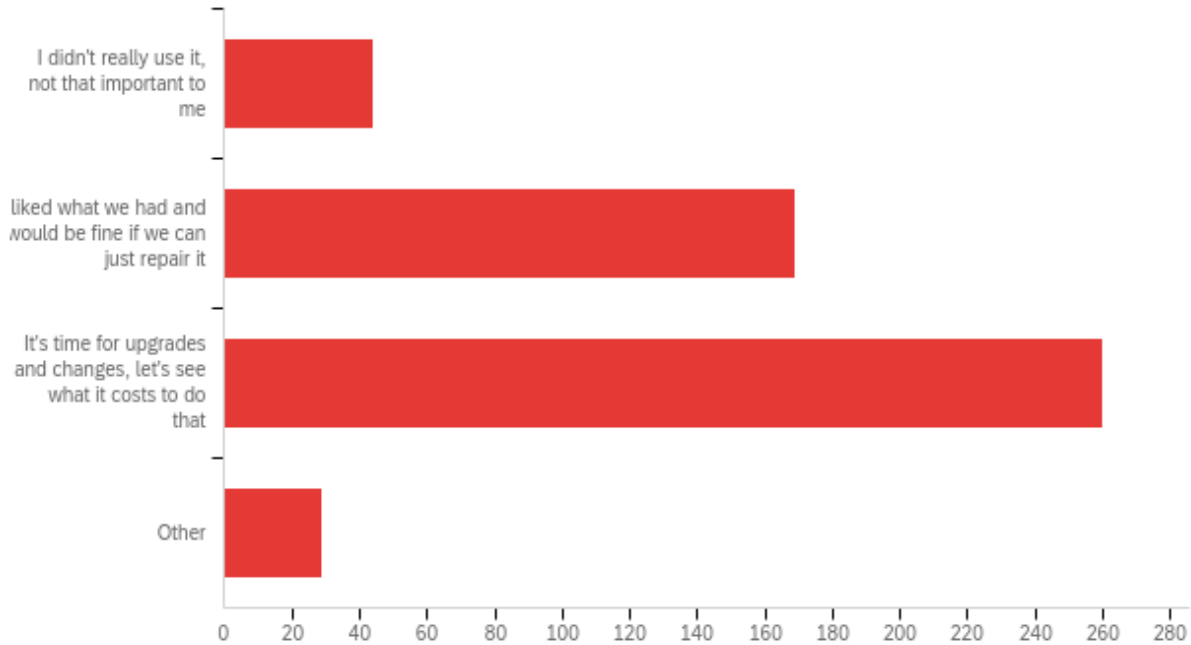
The original aesthetic design of the Clubhouse building has a Bavarian **theme**. While **33%** felt it was time for a new look, **47%** want to keep a Bavarian theme and **20%** did not have an opinion either way. When the time comes to take some next steps, **24%** or 111 respondents would like to participate in a **Focus Group** to continue these discussions. Also, in many of the comments there was a strong concern about the financial cost of getting back to what we had or making improvements. The Board of Trustees and all Committees recognize that your feedback is valued and very much appreciated. On the following pages, please see some graphical depictions of the top questions asked and your responses.

**Thank you again, The Communications Committee!**

## Key Question Graphs – LLPOA Clubhouse Masterplan Survey – February 2023

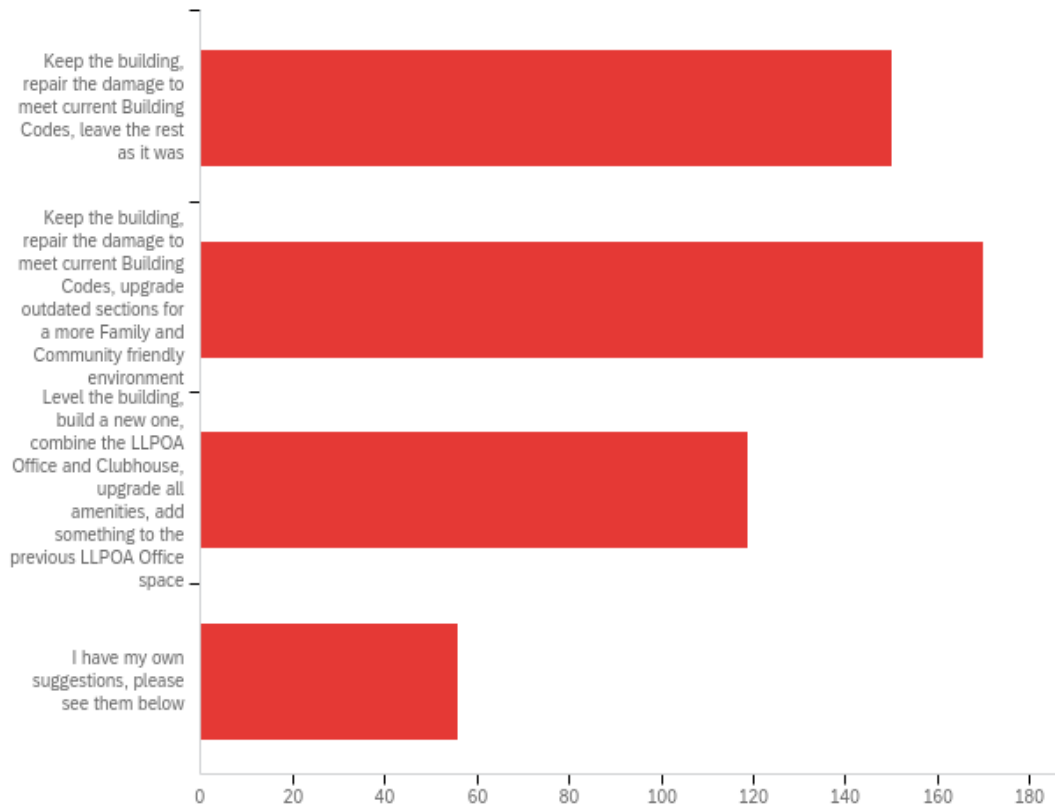
The following Graphs represent all responses to some of the key questions. While we had 510 total survey responses, not everyone completed all questions in the Survey as you will see in the response totals. Top percentages are highlighted in yellow.

### Potential Changes - Which of the following best describes your feelings about the Clubhouse?



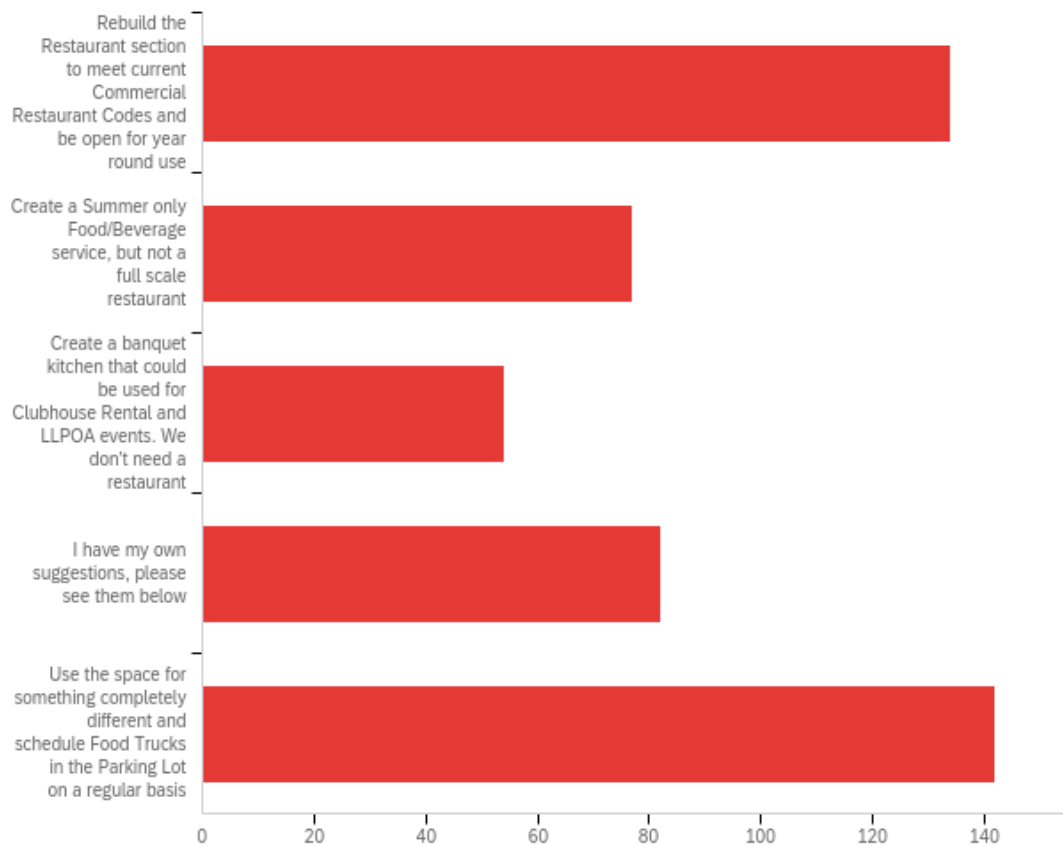
#	Answer	%	Count
1	I didn't really use it, not that important to me	8.76%	44
2	I liked what we had and would be fine if we can just repair it	33.67%	169
3	It's time for upgrades and changes, let's see what it costs to do that	51.79%	260
6	Other	5.78%	29
	Total	100%	502

**Potential Changes - In thinking of the future of the Clubhouse, which phrase best describes the direction you would like us to pursue. Any choice will have cost implications, but we are interested in the general direction you would prefer. There are no cost estimates presently.**



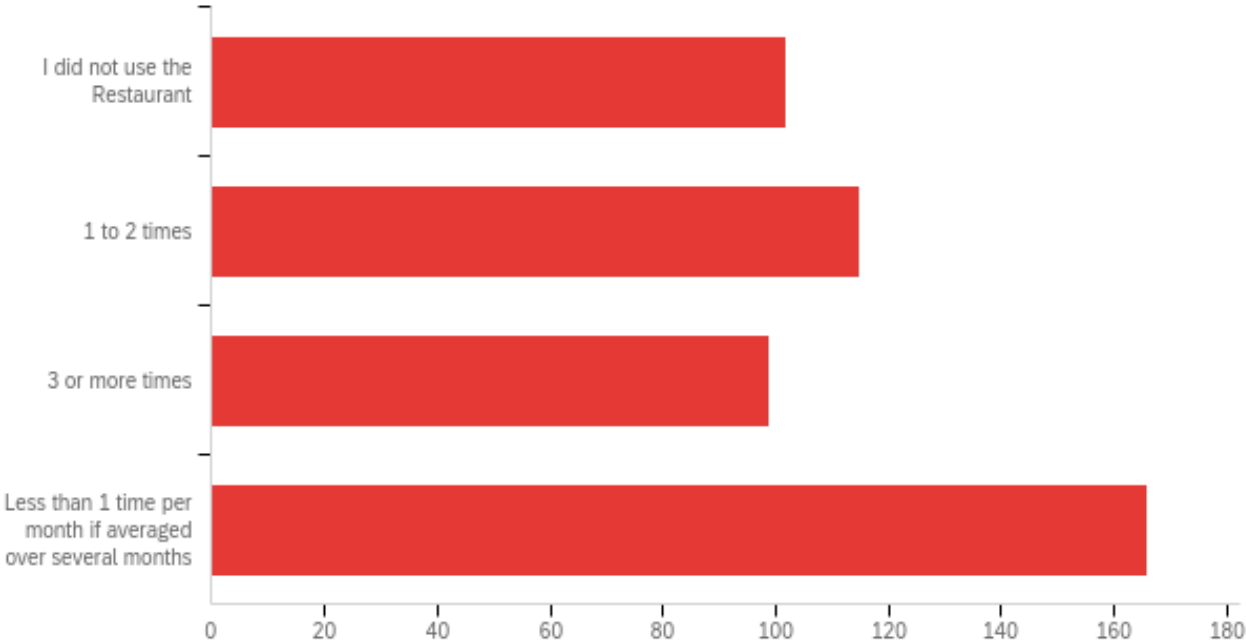
#	Answer	%	Count
2	Keep the building, repair the damage to meet current Building Codes, leave the rest as it was	30.30%	150
3	Keep the building, repair the damage to meet current Building Codes, upgrade outdated sections for a more Family and Community friendly environment	34.34%	170
4	Level the building, build a new one, combine the LLPOA Office and Clubhouse, upgrade all amenities, add something to the previous LLPOA Office space	24.04%	119
5	I have my own suggestions, please see them below	11.31%	56
	Total	100%	495

**Potential Changes - The Restaurant area had to be completely gutted due to the damage, the only item remaining is the commercial stove. Please select your initial opinion below.**



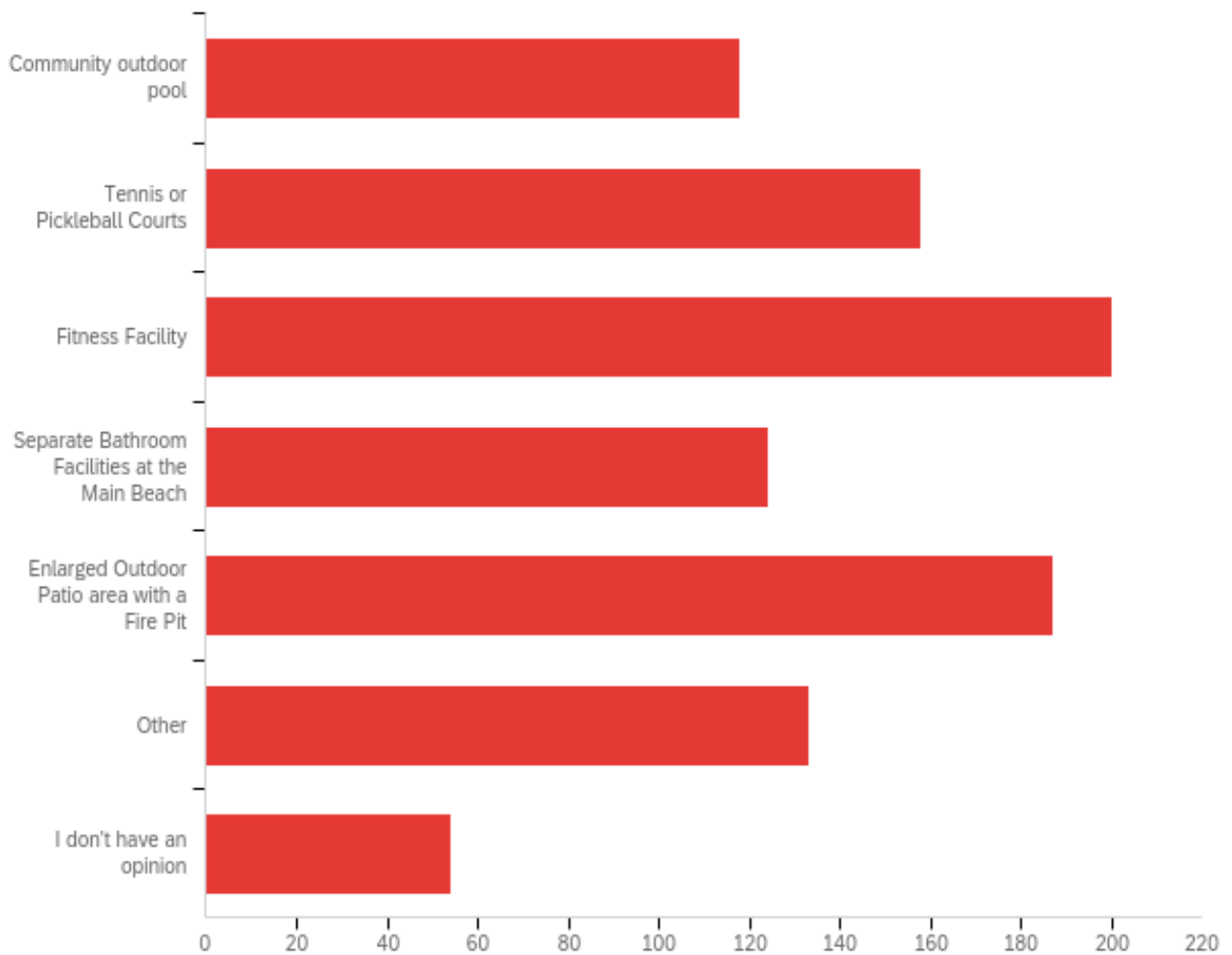
#	Answer	%	Count
2	Rebuild the Restaurant section to meet current Commercial Restaurant Codes and be open for year-round use	27.40%	134
3	Create a Summer only Food/Beverage service, but not a full-scale restaurant	15.75%	77
4	Create a banquet kitchen that could be used for Clubhouse Rental and LLPOA events. We don't need a restaurant	11.04%	54
5	I have my own suggestions, please see them below	16.77%	82
6	Use the space for something completely different and schedule Food Trucks in the Parking Lot on a regular basis	29.04%	142
	Total	100%	489

**Restaurant Usage - On a monthly basis, how often did you eat at the Restaurant?**



#	Answer	%	Count
1	I did not use the Restaurant	21.16%	102
2	1 to 2 times	23.86%	115
3	3 or more times	20.54%	99
4	Less than 1 time per month if averaged over several months	34.44%	166
	Total	100%	482

**Potential Changes - Your opinion matters, and the Communications Committee wants your feedback! Knowing the following Amenities will come at a cost, what else might you like to have within the Community? Only check items that you would use on a regular basis. Multiple answers are OK.**



#	Answer	%	Count
1	Community outdoor pool	12.11%	118
2	Tennis or Pickleball Courts	16.22%	158
3	Fitness Facility	20.53%	200
4	Separate Bathroom Facilities at the Main Beach	12.73%	124
5	Enlarged Outdoor Patio area with a Fire Pit	19.20%	187
6	**Other	13.66%	133
7	I don't have an opinion	5.54%	54
	Total	100%	974

\*\* Top suggestions in "Other" included a Dog Park and additional Boat Docking at the main beach.