

Jim Schwartz LRP Chair

John Luper TPO Chair

5/16/16

2016 TPO & Long Range Report

For many years there have been two committees with responsibility to advise the CA Board regarding future amenities. The Long Range Planning committee would review past and current items of interest from formal and informal surveys. If they saw a need they would recommend it to the Board for approval and then the TPO(The Projects Office) committee would verify a cost and design to accomplish the goal.

This year because of limited capital funds, President Floyd asked the two chairmen to review past efforts, evaluate any current needs if any do exist, and then advise the Board. As preparation to establish a common ground, various documents were reviewed. Among the documents were:

1. SCC CA Vision and Mission statements
2. SCC CA Master Plan
3. Long Range Planning Reports, specifically the 2015 report
4. 2012 SCC CA member survey
5. 2010 North Lakes site conversion final report
6. The Blue Ribbon task force “What if” report
7. Various other letters or correspondence relative to the aforementioned reports/studies and surveys.
8. Conversations with current CA Board officers, current and past committee chairman and committee members, our Community Manager, and staff.

The 2015 LRP report did an excellent job of reducing past considered items

into a list of 25 which they then either dismissed as not feasible, labeled as in progress, completed with no further action needed, or needed further evaluation.

The six items the 2015 committee further evaluated were:

1. North Lakes acquisition
2. Additional multi-purposed room with kitchen
3. Additional outdoor resort style pool
4. Putt- putt golf course and practice putting green
5. solar power
6. Sports bar/wine bar/casual dining

Their conclusions were the multi-purposed room, putt putt golf course and putting green and solar power did not need to be considered. They did believe another outdoor pool with sports bar and casual dining in close proximity to each other could be something to consider to encourage future home sales and property values. They also stressed continued efforts to reach a solution to the closed golf courses problem.

2016 evaluation and conclusions:

1. Outside of a pickle ball court, all clubs and needs of membership are currently being adequately utilized. Discussion with room reservationist and CA Board members and the CA Manager suggests that extra space right now is not necessary as long as clubs do their part. Tendency to allow only CA members access to facilities also suggests current amenities are sufficient.

2. The last of new home sales for the community are in the Verona development of Renaissance. Those residents are required to belong to the Renaissance Club and pay for access to those pools, fitness center, and Food & Beverage. It is unlikely that many of the residents in the southern part of the community that belong to Renaissance would vote for and support another pool at the North campus area. Although realtors have suggested a resort style pool with casual dining like the South Club in Kings Point would be nice, property values have increased anyway and sales have been active. Therefore no immediate plans

for another pool or food and dining is recommended. The Cafe expansion and support of it over the next few years will give insight on additional needs.

3. The current CA administration office building is inefficient and a potential safety hazard. A recent engineering report advises that any renovations to the current building would be a poor use of funds and recommends a new building be considered. Future capital funds need to be earmarked for plans to build a new building ASAP. Plan for member support and approval needs to begin soon.

4. The number one issue brought up at nearly every Board or Membership meeting is pleading that something be done about the closed and abandoned golf courses in our community. With little or no value to current or future owners of closed golf courses in SCC, it is likely that at some point in the future, ownership of these and other parcels of land could fall upon the residents of SCC. It is suggested that we start preparing and claiming that our goal is to become the **Florida West Coast Premier Golf and Conservation** community. That we will be prepared to convert abandoned golf course parcels to conservation areas with tree plantings, lake improvements for fishing, and safe walking, running, and biking paths, etc. We would not go in debt to accomplish our goal but have a long term plan to succeed utilizing capital fees and support from outside sources.

5. We suggest that the Board ask for member approval to increase the Capital fee to \$1800/per home sale. These extra funds will be needed to follow the current will of the members to remain debt free and at the same time plan for growth and the ability to maintain our building complexes.