

# Long Range Planning Committee

- Doug Seipelt – Committee Lead
- David Birkett – Board Member
- Eric Porr – Board Member
- Bob Sullivan – Board member
- Renee Bray – CA Employee
- Virginia Bratt – CA Member
- Debi Tourangeau – CA Member
- Kim Roush – CA Member
- Cheryl Sari – CA Member



# Committee Objective

- Gather and assess feedback from the SCCCA Membership regarding the facility needs of the community for the next 5 – 7 years



# Why do we need to Upgrade Facilities ?

- Insurability / Sustainability
- Keep SCC Attractive and Desirable
- Maintain our property values
- Lower maintenance / utilities/ insurance costs



# Selection of Survey Tool

- Utilized “Survey Monkey” to create a custom survey and gather feedback electronically
- Enabled members to provide input whether they were in SCC or a snowbird
- Survey analyzed and summarized results automatically, ensuring high accuracy



# Approach for Gathering Information

- Committee performed extensive research:
  - Visited other local communities to see amenities
  - Examined Sun City Centers (around the US)
  - Interviewed a diverse section of CA membership
- Survey kept short for ease of completion to boost participation
- Added “Write-In Comments” to give members the opportunity to provide feedback ideas NOT in the survey
- Well advertised (News of SCC, News Blast, FaceBook, posters, etc.)



# Highlights of Survey Results

- Survey was open 11/11/19 – 12/9/19
- 1,298 total responses
- Participation from all age groups
- Equivalent participation across those living here 0-4 years, up to 15+ years
- Over 90% participants live here more than 6 months
- Statistically, good representation across demographics
- 95% confidence level with 2.5% margin for error



# The Results: Membership Prioritization of Choices

(Sorted Highest to Lowest)

1. Addn. Social Gathering Space
2. New Multi-Purpose Building
3. Addn. Catering Kitchen
4. Improved Campus Lighting
5. New outdoor Pool
6. Improved Landscaping
7. Improved Signage around Campus
8. Picnic / BBQ Area
9. Outdoor Exercise Area
10. Enhanced Outdoor Bandstand
11. Separate Pool for Grandchildren



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← Top 4 Phase 1

Phase 2





# Top Key Words from Write-In Survey Comments

1. Family Restrooms - 301
2. New Pool Area – 137
3. No Written Response – 130
4. New Building facilities – 118
5. Walking Trails – 84
6. Pickleball Courts – 73
7. Golf Cart Trails – 67
8. Improve Roads and Bridges – 54
9. Lighting – 36
10. Debt - 20



# Financial Recommendation

- NO DEBT Funding concept
- Utilize Capital Fund Fee Increase
- Results in ability to fund projects ***WITHOUT DEBT***
- Ensures completion of projects in a reasonable timeframe



# Proposed Timeline

<b>Activity</b>	<b>Est. Timeframe</b>
Long Range Presentation to Membership	February 11, 2020
SCC BOD votes on raising Capital Fund Fee	February 12, 2020
Full Membership vote on Capital Fund Fee increase	March 25, 2020
Building design by architects	Aug 2020
Bid out to contractors	Oct 2020
Membership vote on new building	Dec 2020
Obtain Permits	May/Jun 2021
New building construction begins	Mid 2021
New Building completed	End of 2022
Move clubs into new building	First qtr 2023
Demo Rollins Theatre building	Second qtr 2023
Phase 2 starts	Mid 2023



# Proposed Capital Budget Forecast

\* Based on average of 40 homes sold per month @ **\$2100** per sale

<b>Proposed Capital Forecast - Option 2</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Jan 1 Balance	1,600,000	2,608,000	3,616,000	4,624,000	5,632,000	6,640,000	7,648,000
Fees Collected Annually	1,008,000	1,008,000	1,008,000	1,008,000	1,008,000	1,008,000	1,008,000
Cummulative Balance	2,608,000	3,616,000	4,624,000	5,632,000	6,640,000	7,648,000	8,656,000



# Questions ?

