



## Update From the Long Range Planning Committee

**We're making progress!**

### Steps along the way:

**Reminders from our Original FACT Sheet that are constantly guiding the process based on our high voter approval rating:**

#### ***Will the Master Plan be completed in phases?***

*Yes. We believe phasing will help maintain our Debt Free philosophy, result in consistency, and allow for a greater level of community input. Each phase will be individually designed, bid, and construction funding approved by a vote of the residents.*

#### ***What are the Master Plan Phases?***

- **Phase 1A & 1B** – New Applied Arts Building + Reimagination Rollins Building + New Resort Style Pool
- **Phase 2** – Completion of the Rollins Entertainment Pavilion
- **Phase 3** – Renovate the existing outdoor pool area
- **Phase 4** – Add Pathway Park by Swan Lake

#### ***How will we pay for it?***

*Our Capital Fund currently has enough money to pay for Phase 1A.*

*The Capital Fund comes from the \$3,000 home capital fees that are collected with each home sale.*

*The entire Master Plan is **DEBT FREE NOW + LATER.***

### **Grant Committee Update:**

**We have a new Chair of our Grants Committee who comes with excellent experience.**

Nancy McCall has written successful grants for over \$7,000,000 on behalf of Brandywine Valley SPCA and for over \$2,000,000 on behalf of the Humane Society of Tampa Bay. Nancy is confident in our prospects of receiving funding and has assembled an experienced team of grant writers. Our Grant Committee is researching potential grant money for safety, parking, applied arts, and energy conservation.

### **How we got here:**

#### **Member input from surveys - results of the March 2022 data collection**

• Additional Pool (resort style)	43%
• Rebuild/Complete Renovation of Rollins Building	32%
• New Bar/Dining Venue	20%
• Landscaping & Beautification throughout community	14%
• Land Acquisition	13%
• Outdoor Covered Pavilion	11%
• New Building Club Space	11%
• Add Pickleball Courts	9%
• Walking Trails/Green Space	9%
• Outdoor Music Venue	7%

## **By following professional recommendations along the way, we are moving forward!**

- Entertainment with Rollins Reimagined and Resort Style Pool
- New Bar/Dining Venue to support increase in foot traffic
- Mainstreet concept of the Applied Arts Building

### **Resort Style Pool and Reimagination of Rollins Building with New Bar/Dining Venue:**

The Architects recommended density of amenities and synergies of activities to bring needed foot traffic to support a restaurant. By bringing the new resort style pool close to the entertainment complex of Rollins, a restaurateur will be willing to build out the kitchen space. Pi Architects have already identified an interested party.

### **Saving Member Money and Creating Synergy among spaces is top priority!**

It was recommended by the architects to bring kiln users together to save operating costs. Presently, we are paying to air condition Pottery, Ceramics and Stained-Glass Club spaces while they fire kilns. Rather than continue to combat the heat/air battle, the new applied arts building will bring these three clubs together where their kilns will share a very well insulated space with a powerful ventilation system. Each kiln space will have its own entry to each separate club. This step alone should create a reduction in energy costs.

## **What's the first step in the process?**

**Weavers, Front Porch Pickers, Monday Night Movies, Seniors vs Crime, Palm Room and Billiards must be relocated**

### **A few issues discovered with Billiards: Cost and Disruption**

The original plan was to leave Billiards where they are. We later learned from Pi Architects that Billiards shares utilities with Rollins and must be vacated during the reno-process. Member safety in close proximity during construction was also a factor. Pool tables are expensive to move and the felt must be replaced on each table after each move. The thought of finding Billiards a final resting place would save funds, but how? Originally, the idea was to move Billiards into the Armstrong/Heritage rooms.

### **Further investigation discovered a few challenges for Armstrong/Heritage to accommodate Billiards:**

- Must remove 2 kitchens
- Remove storage closets in the back of the room
- Remove the new \$30,900 partition wall that was just approved at the June Board meeting
- Acquire engineering design to relocate (if possible) the sewage lift station located in the back of the space
- Enclose the outside porch with an exterior wall and doors
- Open the inside up to provide access to members to the patio space
- The flat roof over the space would not allow AC ducts to get to the porch area
- Electrical could not be easily pulled into the space due to exterior walls and flat roof
- Must soundproof due to clubs sharing walls such as computer lab and card players
- The result of relocating clubs to different spaces creates collateral costs in the upgrading of each space which then adds to the bottom line of the project.

**Hearing members say they want the Master Plan completed "before I'm dead" means we need to move as quickly as possible with the best solution for all members, especially considering the rising costs of inflation.**

### **Member Disruption:**

- It was reported that Armstrong room requires 458 "club uses" per year to be relocated,
- Heritage would require 443 "club uses" to be relocated.
- There are "periodic uses" of the spaces. Armstrong hosts an additional 26 clubs and POA's and private events for another 80 uses per year.
- Heritage hosts another 13 clubs, POA's and Private events totaling 23 uses per year affecting 1187 members' total.

In the final report of the Master Plan from OutsideIn, present room usage is identified, showing how clubs compete for time. The report reflects the Heritage room as being used 76% of the time and Armstrong 69%. Repurposing the use of these “highly competitive” rooms for only one club creates unnecessary disruption.

Where would these clubs go if billiards were to move into Armstrong/Heritage? Meetings could be relocated to vacated spaces from Ceramics, Pottery, Stain glass and rooms 3, 4 and 5 in Community Hall. Do members have equipment stored in Armstrong/Heritage now? Where would that get relocated or stored? Local churches graciously offered space to our members, but would the churches allow Poker players to use their space? Would the churches have space for large meetings during snowbird season?

With billiards being the hot potato, the solution of locating billiards in the rear of the new applied arts building by sandwiching it between the kiln makers and weavers appears to be the least disruptive and most cost effective. Pi Architects have again been asked to increase parking near the new Applied Arts building and will provide a loading and unloading space for easy access for all clubs.

## Following the Professionals Design

The front of the building will present the “Mainstreet Concept” reflecting the Applied Arts Building. Billiards will be placed strategically in the rear of the Applied Arts Building. This option is the least disruptive to members and the least costly overall for a final solution to get us to the next step of a member vote and shovels in the ground.

## What’s next?

The Long Range Planning Committee is now working with Pi Architects on Phase 1b, the Resort Style Pool and Rollins reimagined!

We will be sending out updates to keep members informed. If you would like to join the LRPC, we would like to speak to you.

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