



# 2017 Community Information Meeting for Non-Members

## Harbor Club Expansion

August 14, 2017



# Tonight's Meeting

- Introductions
- Country Club History
- Why is this project important to me as a Non-Member?
- How did we get here?
- How is this possible?
- Expansion Project Presentation
- Summary
- Q&A



# Meeting Format

- Presentation by the FLCC Board
- Questions and Answers
  - Questions will be at the conclusion of the entire presentation
  - One Question per Person
  - Please State Your Name
  - Please be respectful
- There are no votes being taken tonight



## 2017 Country Club Board Members

- Peter Gorski, Chairman
- Larry Welford, Vice Chairman
- Lloyd Harrison, Treasurer
- Deborah McManus, Secretary
- Bob Stumpf
- Tim Powers
- Clif Pressinger
- Steve Gress, Asset Management Liaison



# Country Club History

- Fawn Lake Country Club Established in 1993
  - Open the Front nine holes – 1995
  - Open the Back nine holes – 1998
  - Harbor Club Opens – 2002
  - Tennis Courts Open - 2006



## Country Club History

- Fawn Lake Community Purchases the Fawn Lake Country Club – 2010
  - Created Asset Management, LLC – Owner of the Country Club Assets
  - Fawn Lake Country Club – Operator of the Club Facilities
  - Purchase Price \$2.5 million
  - Paid for using \$250 per year of Community Association Dues
- Approximately 60% of Fawn Lake Property Owners are Members of the Club



## Why is this project important to me as a Non-Member of the Club

- The FLCC is making a Major Investment in the Fawn Lake Community
  - All costs are being borne by the Fawn Lake Country Club.
  - Property values will increase.
- As a Property Owner you may use the facilities once per quarter.
- Improves community appeal to perspective home buyers.
- Consider joining (or rejoining) the Club.
  - Improved dining experiences (casual and more formal venues)
  - Additional menu offerings.
  - Outstanding food quality.



## How did we get here

- Challenges:
  - *The Club has exceeded the capacity of our existing facility*
    - *Kitchen Capacity*
    - *Noise*
    - *Ability to provide timely service*
    - *Capacity to Host Functions*
  - *Close Club for Major Events*
  - *Surveyed Membership – Told us what they wanted*
- Project Goals
  - *Expand to serve needs of present and future members*
  - *Improve member service*
  - *Remain open while hosting private events*





## *How is it possible*

### Overview:

- Developed a Conceptual Plan
- Perform preliminary financial feasibility analysis
  - Support from Members ( Assessment and Dues)
  - Support from NTS (Financial Commitment)
  - Financial Projections
- Resolutions from FLCC, FLCA and Asset Management
- Engage a Professional Team
- Perform Schematic Design/Design Development
- Tonight's Information Presentation



# Harbor Club Expansion

## Important Considerations in the Evolution of the Design Process






- Maintain safe distance to the 18<sup>th</sup> green
- 2 story Member Grille
- Facility must be efficient to operate
- Provide view overlooking 18<sup>th</sup> green
- Work in harmony with FLCA facilities

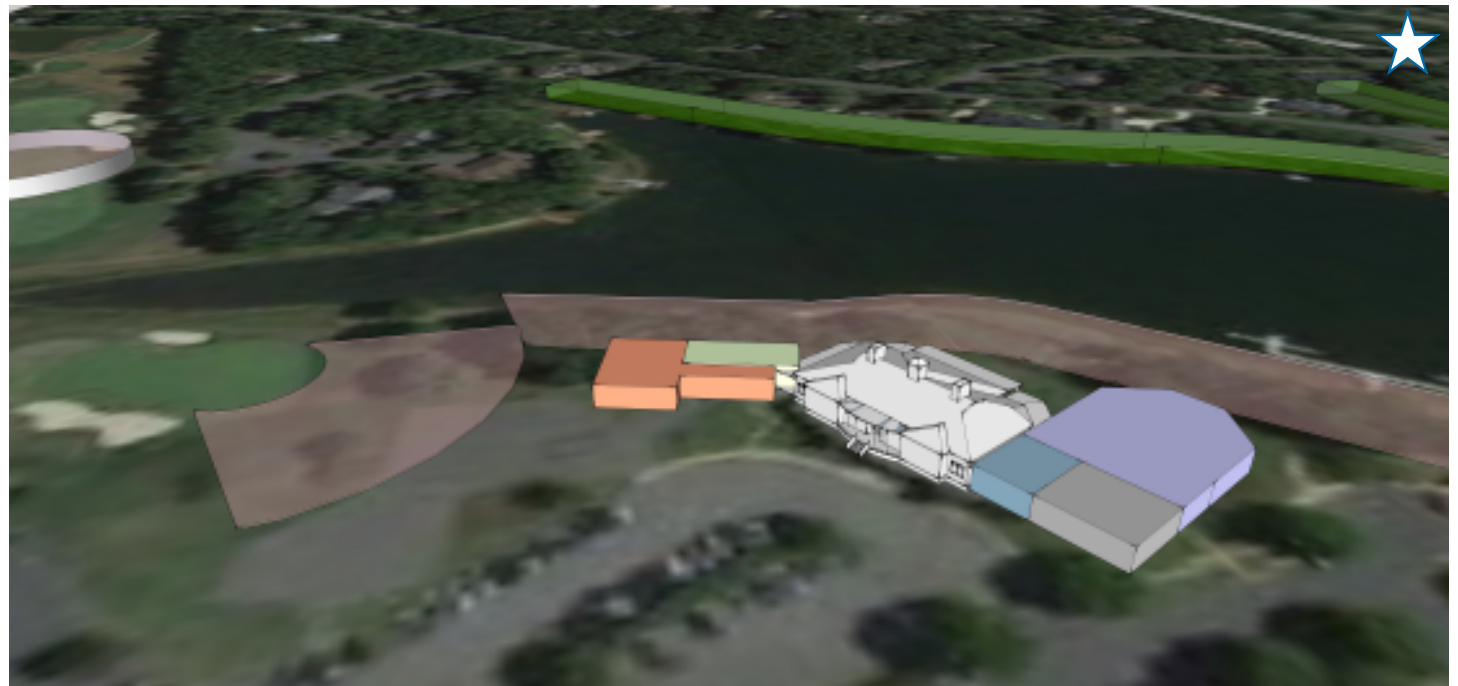
Cannon Design



## Process

- Vision
- Mission & Goals
- Program
- Site/Building Review
- Schematic Design
- Multiple Concepts
- Concept Selection
- Design Development
- Evolving Process

	Member's Grille
	Banquet Facility
	Support Space
	Kitchen
	Circulation

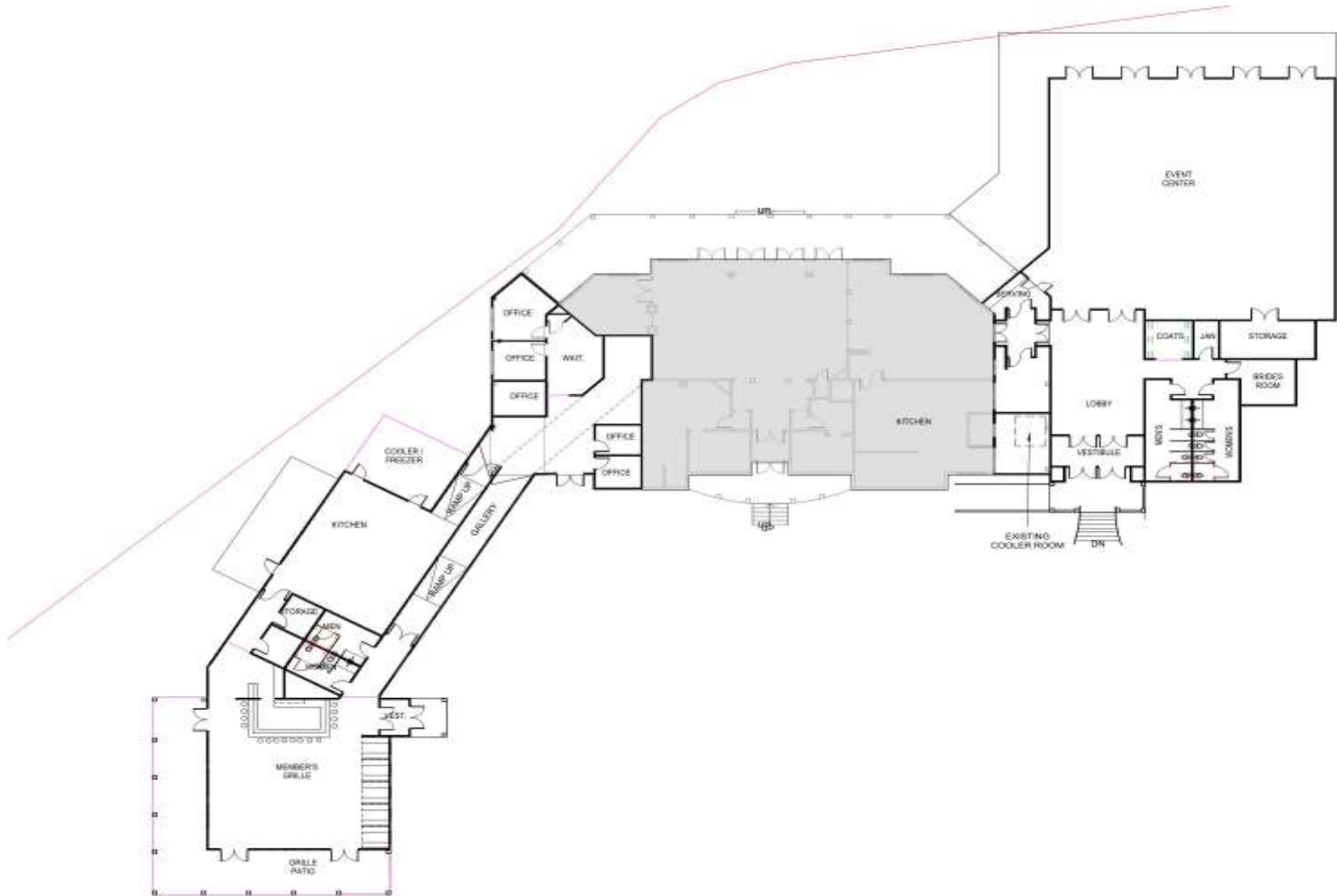


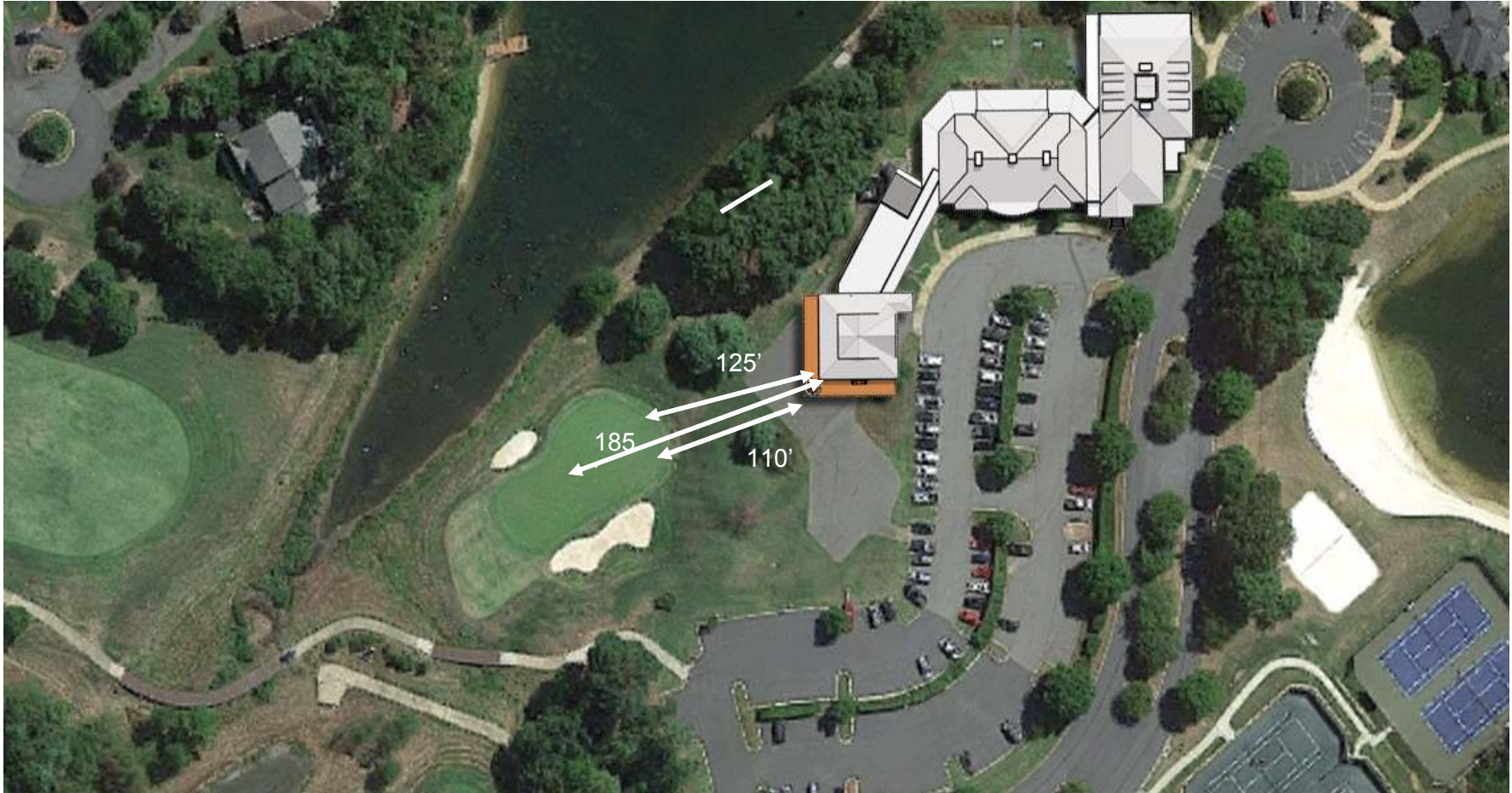
Design Drivers





OVERALL PLAN





MEMBER'S GRILLE ENLARGED PLAN

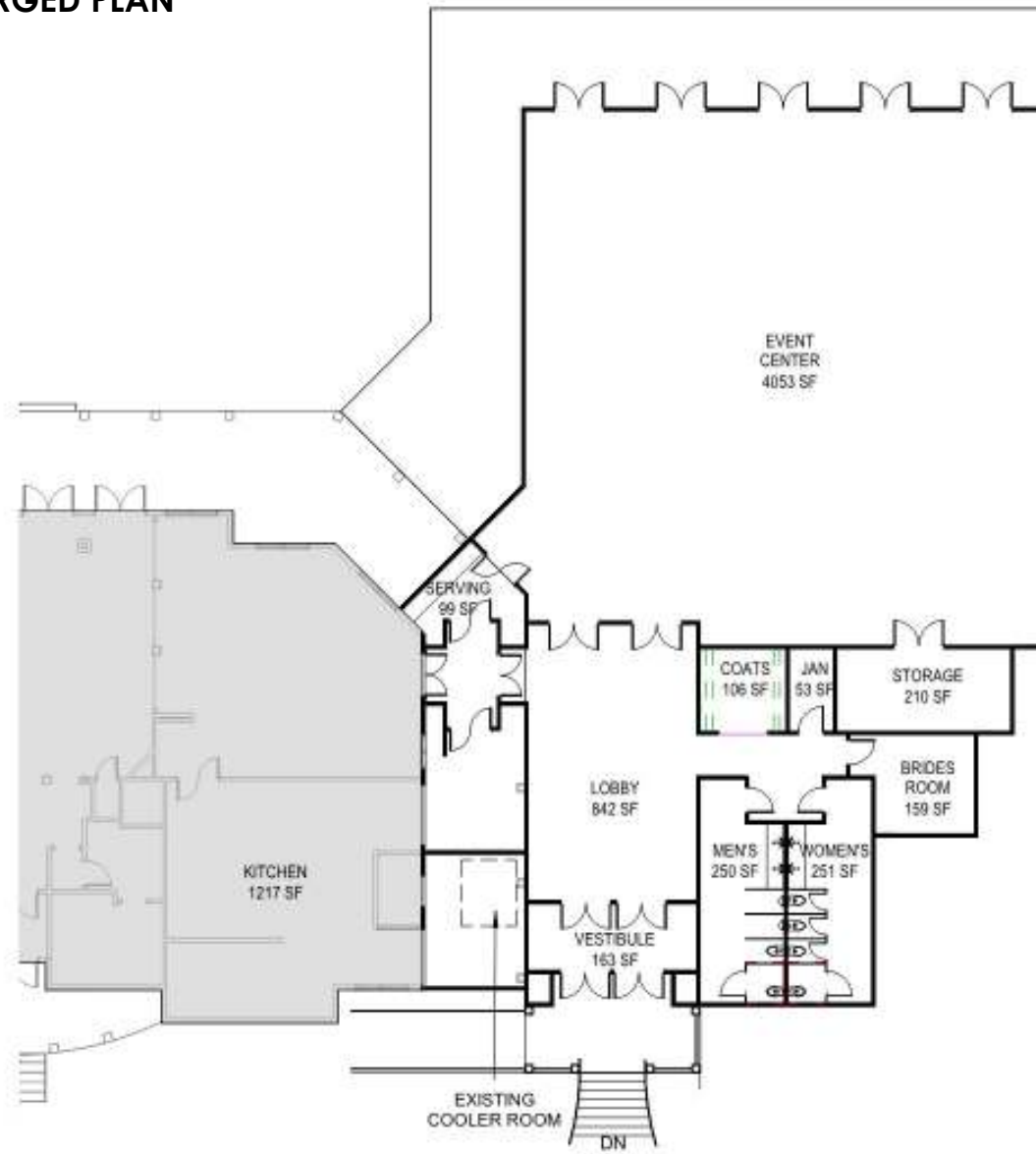




**BUILDING MASSING**



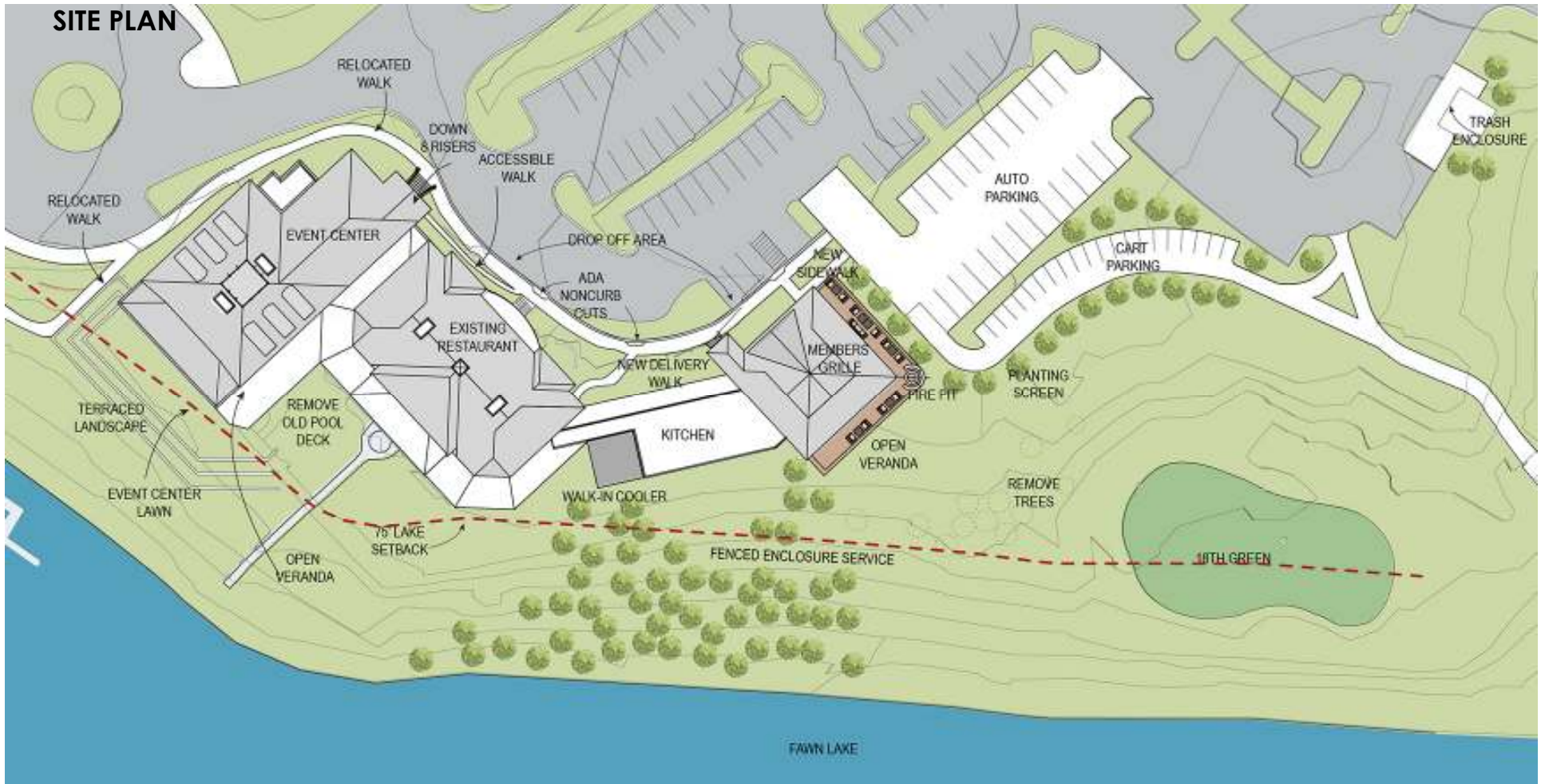
EVENT CENTER ENLARGED PLAN



SITE PLAN







**BUILDING IMAGE AND MASSING**







Members Grille



View of the Golf Course from the Members Grille





View Inside the Members Grille





Event Center







View from Inside Existing Harbor Club Restaurant















## Site Design Considerations

- Increase parking on the site
- Add golf cart parking
- Provide alternative access path to the Beach
- Manage traffic at the front of the club
  - Redirect traffic entering the Club
  - Remove landscaping to enhance the visibility of the Club
- Provide outside amenities
  - Fire Pit
  - Patio

# Fawn Lake

COUNTRY CLUB





# Site Design Considerations

## Parking Supply Comparison

	<u>Current Parking Configuration</u>	<u>Proposed Parking Configuration</u>
Existing "Harbor Club Lot"	148 Spaces	166 Spaces
Cul de sac	22 Spaces	22 Spaces
Practice Range Parking	33 Spaces	33 Spaces
Golf Cart Parking	14 Spaces	31 Spaces
Handicap Parking Spaces	4 Spaces	8 Spaces
Total Spaces	217 Spaces	252 Spaces



# Harbor Club Expansion

## Next Steps

- Establish that the project is within overall project budget
- Prepare detailed financial plan to support project moving forward
  - Negotiate final terms with Bank
  - Review all costs and model projections
  - Prepare detailed plan for moving forward
  - Financial plan adoption by the FLCC Board
  - Present financial plan to FLCA and Asset Management Boards for review
- Authorize Design Team to proceed with Phase II Final Design services



## Frequently Asked Questions

- Do Non Members have to pay any of the cost of the Club Expansion? No.
- Approximately how many outside events will be held at the Event Center per year? We estimate 30 to 35 per year.
- How will Club events be coordinated with the HOA? A committee is being created to establish those guidelines.
- When do you expect construction to begin and the facility to be completed? Begin late 2017. Complete Summer 2018.
- Will guests for an outside event be permitted to use other Fawn Lake facilities? No.



## *Frequently Asked Questions (Cont.)*

- Can non-members use the new Club facilities? Yes, you may join as a Club member or you may use the facilities once per quarter as you can today.
- Why does the plan not include a Gym and indoor pool? The FLCA is currently evaluating whether additional amenities such as these would benefit the entire Community.
- If we have more questions, to whom should we address them? The FLCA. We will review questions and issue responses as appropriate.



## Frequently Asked Questions

- Can the project be advanced without building the Event Center? No, the Event Center is a significant revenue generator that helps to cover a major portion of the debt service for the overall project.



# *Membership Opportunities*

- *Membership Committee*

- *Bob Stumpf*
- *Sally Elliott*
- *Carol Rankin*
- *Claudette Taylor*
- *Ron Morris*

- *Membership Advantages*

- *The Club is the social center of the Fawn Lake Community*
- *Activities vary from athletic endeavors, to brain games, to card games, to entertainment events and everything in between*





# *Membership Opportunities*

- *Membership Offerings*
  - *Full Golf*
  - *Junior Executive*
  - *Sports*
  - *Tennis*
  - *Social*
  - *Corporate*
  - *Junior Tennis*
  - *Junior Golf*
- *For More Information on Joining the Club contact*
  - *Bob Stumpf*



# Questions and Answers

## Questions and Answers:

- One Question per Member please
  - Please identify yourself
- Please focus questions on information presented this evening
  - Thank you for your courtesy



*Fawn Lake*  
COUNTRY CLUB

# Harbor Club Expansion

## Conceptual Master Plan:

