

Member Q&A and Comments

Beach Club Rebuild

November 2023

Snack Bar, Member Cooking, and Rookery Catering

Question: In the old beach club, we had cleanup station for cooking is that part of the new plan? And refrigerators?

Yes, the Beach Club will feature sinks and refrigerators close to each of the grill areas.

Question: If we can't have a snack bar, can we have food catered in?

Yes, the Rookery will be catering events at the Beach Club. In addition, members may have food delivered from local restaurants.

Question: Why can't we hire a food truck at our Beach Club?

After the state approved a bill which prohibits local governments from outright banning of food trucks, the City of Bonita Springs adjusted their 2012 food truck ordinance. However, the state does allow governments to ban food trucks in certain locations. Since Little Hickory Island has unique zoning and overlay rules and is considered an unique part the city, the council banned food trucks on the entire island.

Question: Why can't we have a snack bar when West Bay and Meditera both feature kitchens? Would you speak to the snack bar alternatives and more specifically where we are at?

For both clubs, included in their initial development order was a kitchen and interior dining space. Lee County approved both. Long Bay Partners, when applying for our DO, did not request anything related to foodservice.

The City of Bonita Springs has stated that no new uses shall be permitted that are inconsistent with the Future Land Use Map and land use restrictions associated with the individual land use categories. Although our property is zoned commercial, per the Future Land Use Map, we are zoned residential. Accordingly, we can have what we originally requested, but cannot add on something new.

Parking

Question: How many more parking spaces will there be?

In the past, both parking areas contained 49 spaces. In the future, when approved by Bonita Springs, we will have 71 spaces. In addition, we'll also continue to require use of the parking passes/one per membership.

Question: Will we be able to access the new Beach Club in the early morning for beach walks.

Yes.

Showers and Restrooms

Question: Are there showers to get sand off from the beach?

Yes, there will be outdoor showers available to you as you leave the beach. In addition, the 2nd floor will have one shower and changing area in each restroom.

Financial

Question: What is the projected cost for a new gold membership based on these costs and the assessment? Would new members also be required to pay the assessment within a certain time frame?

To join as a Gold member, the current Non-refundable equity contribution is \$10,000. Our Board may increase it to \$12,000 on March 1, 2024. Gold Dues are currently \$2136. The Board of Directors and Finance Committee still need to develop the assessment's framework for both existing and incoming members. Using the Health & Lifestyle Center as an example of past thinking, members have a ten-year assessment of \$125 annually and incoming members pay into the remaining portion of the assessment.

Question: When will the assessment be due, upon approval/start of construction? Or upon completion? Will the assessment be charged all in one year?

Yet to be determined.

Question: The presentation slide lists the estimated construction cost at \$4,000,000 to \$5,000,000. Why such a large range?

It is still too early to determine the cost because just this past month, the architect completed the preliminary building footprint and square footage. We have released the drawings to our contractor, Garrett Construction, to estimate the cost of construction. Garrett also just built the West Bay Beach Club at a cost of \$5.4 million. Unlike our open building, their rebuild included a costly indoor restaurant and commercial restaurant.

Question: To offset the cost, is it possible to use more/all of the replacement reserve?

No. The replacement reserve funds regular capital replacement around both campuses. For example, we are currently purchasing a \$50,000 new outdoor walk-in cooler. The funds have been banked from previous years of member capital contribution – which is part of your annual due's payment. TCC typically replaces about \$300,000 of capital items on an annual basis.

Question: How many people do you anticipate we will gain/lose with this assessment?

We expect the Gold membership category to remain full through the end of 2024. Once incoming home buyers see the grandeur of the new Beach Club, we expect to have a waiting list for the first two years after reopening.

Question: Will the assessment be a onetime contribution or spread out over a number of years?

Still to be determined. More than likely, it will be a single assessment with perhaps an option to spread payments out over three years.

Question: Will the non-resident members be charged the same and if you need to cap membership, will they be cancelled?

The category is closed. TCC currently has four Beach memberships and yes, they will be required to pay any assessment. The category was put in place about four years ago and it is not callable.

Question: On the one-time assessment, have we or should we consider financing this over a period of time. The benefit of this development will be enjoyed for generations. Should those future generations not share in the cost of this project?

Good question – the Board and Finance Committee will continue to contemplate the best strategy for financing.

Question: How does this financially tie into the purchase of the park / Pickleball courts?

TCC will be using a portion of cash on hand to fund both projects. We also have an established line of credit and other options.

Question: What will be the cost to operate the new Beach Club?

The primary cost to operate is labor related. In the past two years, TCC has experienced a hyper competitive labor market and accordingly, has increased payrates substantially. So, although the number of employees working may not increase substantially, the overall compensation expense is high. Per other expenses, we expect to see an overall 20% increase – the largest segments will include property taxes and property insurance. Our team will develop a complete budget for the 2025 season within the next ninety days.

Question: Shouldn't the members be voting for this project?

Per our bylaws, 'Acts of God' do not require a vote to rebuild. If a vote was necessary, we are confident that over 90% of our Gold members would vote affirmative for this project.

Beach Availability During Construction

Question: Will the beach be available during construction?

Yes. Our plan is to fence off an 8' corridor on either the north or south side of the property to access the beach. Parking will only be available at the bayside. If needed, the Club will also consider a shuttle during busier times.

Schedule

Question: Given the contractor situation in SWFlorida, how confident are we that it only will take 8 months to do?

We have a high degree of confidence. The contractor originally stated six months. The Bonita Bay contractor is estimating eight months for their rebuild.

Shade Protection

Question: How much protection from the sun in late afternoon and early evening will be provided when in the pavilion. During summer in the old pavilion the sun was really brutal.

There will be a full roof system overhead in all member sitting areas. There will also be ceiling fans to circulate the air. Members also have the option of sitting further back on each floor to escape the setting sun.

Communications

Question: How often do you plan on providing communication to the members? It seems as though there are large lapses of time before we hear anything.

Our goal is to give you a Beach Club rebuild communication every month or so. All updates are also posted on the Club's website. Our General Manager is also available 24/7 to give you updates.

Neighbor Events and Family Events

Question: Will groups be accommodated or will there only be 4-top tables?

Larger get-togethers are always popular, and we will continue to balance large events with all other uses. The priority of use at our Beach Club will primarily focus on the individual memberships – after all, that's why we are in this business. The same philosophy is present at The Rookery – we are there primarily a la carte dining.

Kayaks and Bike Racks

Question: Is there a plan to install racks on the bay side to store/lock up personal kayaks?

Good question – we may be limited on space since the parking area is being enlarged. Our 1,575 memberships equate to 3,000 members and 6,000 family members. So, if we hosted kayak storage, it would only accommodate a very small number of households.

Question: Will a bike rack be available?

Yes, it is part of the building code.

Design Items

Suggestion: Cable railing on 3rd floor should be vertical to prevent children from climbing on them.

Thank you. Good suggestion.

Question: Is there any way to incorporate retractable windows on the second floor to allow for inclement weather?

Yes, but overall, we feel that would diminish the true ambiance of being at the Beach Club.

Question: My sense from looking at the renderings is that we need to enter the building to gain access to the beach. Is this true?

Yes. The front entrance will always be an inviting open pathway to the beach. The architect and design team will embrace the center pathway as almost an outside natural element to partially alleviate the sense that a visitor is under two stories of building.

Process for Hiring Professional Team

Question: How did we go about selecting Architect, Dave Humphrey and Contactor, Garrett Construction? Also, will we hire a Project Manager?

Architect: Dave Humphrey is the architect who originally designed our main campus. In addition, he successfully developed the architectural plans for the recent Health & Lifestyle Center expansion. Dave has also handled dozens of country club builds and expansions. <https://www.humphreyrosal.com/portfolio.php?gallery=26&pid=8>
We also contemplated AM Design Group" which is currently handling the Enrichment Center refurbishment.

Contractor: Garrett Construction is responsible for the initial Beach Club build 25 years ago. In addition, they were our contractor for the Health & Lifestyle Center and they just completed the construction of the West Bay Beach Club. Garrett specializes in country clubs throughout SWFL. <https://dgarrettconstruction.com/past-clubhouse-projects/>

Project Manager: We have deliberated this somewhat and the option is still being considered. For the Health & Lifestyle Center expansion, we did not engage with a project manager.

Security and Hurricane Shutters

Question: How will security be handled during off hours?

Parking gates, locked doors, motion sensors, security system and cameras.

Question: Can we entertain the option to built-in hurricane shutters on the second floor to protect our investment in the infrastructure and furnishings?

Yes, we will investigate the various options.