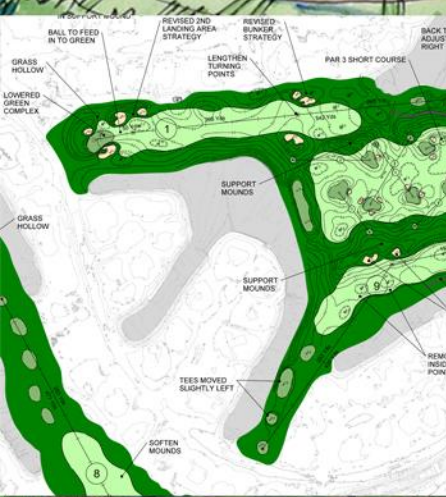


# FACILITY IMPROVEMENT PROGRAM FOR THE PLANTATION AT PONTE VEDRA BEACH MAY 2014



# Meeting Agenda

- Welcome
- Facility Improvement Program Review
  - Program Development
  - Program Details
- Path Forward
- Questions & Answers

# Board of Director's Accountability

- Preserve and enhance owners' equity
- Maintain and increase ownership lifestyle experience

# Three Strategic Imperatives in Program

1. Develop Unit 13 Amenity Park
2. Improve Beach House & Property
3. Revitalize Golf Course

**Achieve these  
improvements without  
paying more than  
you are paying now!**

# McMahon Group, Inc.

- Strategic and long range planning consultants for private clubs and communities
- Founded in 1983 – over 1,600 completed engagements with clubs and communities of all types and sizes
- Representative Clients:
  - Jacksonville Golf & Country Club
  - Timuquana Country Club
  - Amelia Island Club
  - Sawgrass Country Club

# Purpose of Presentation

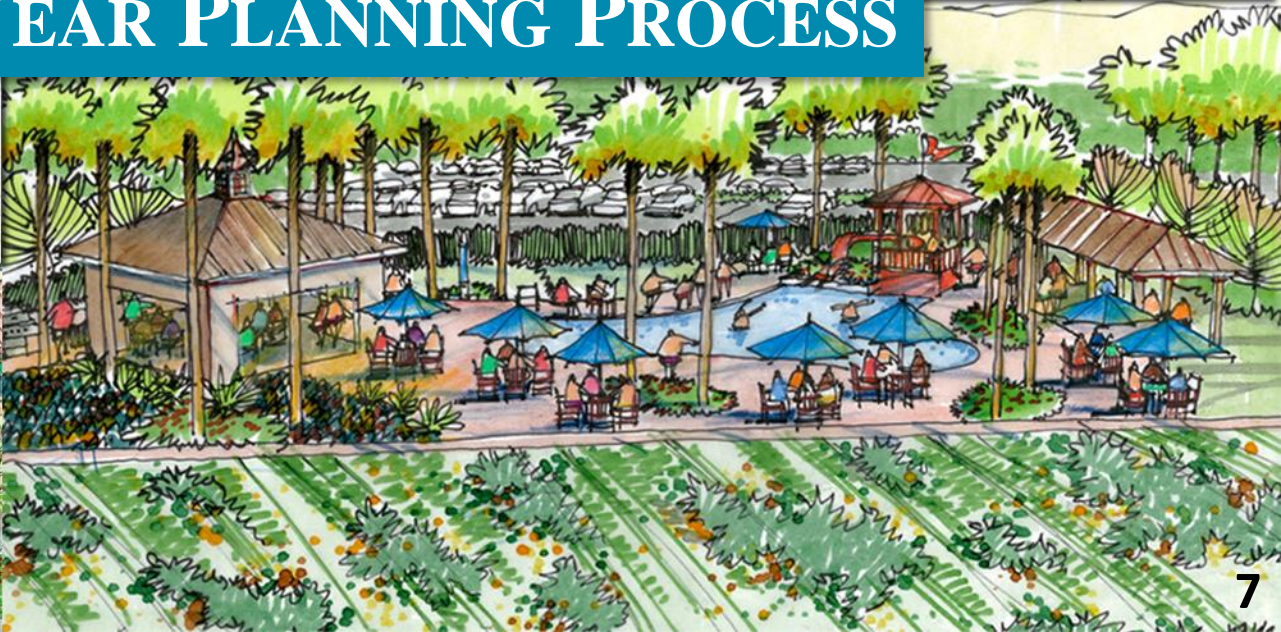
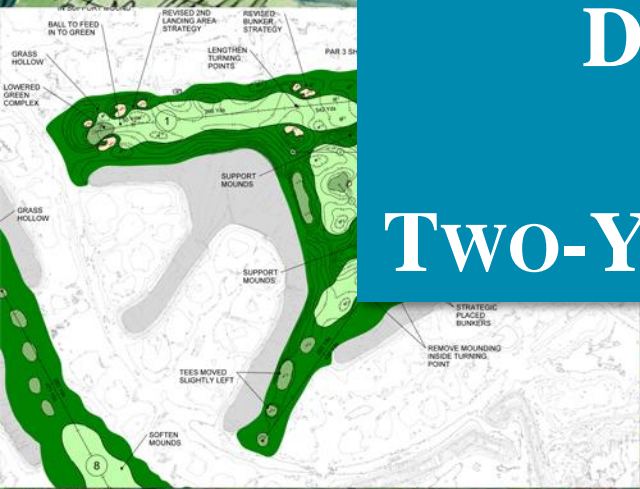
- Review
  - Association's Vision
  - Existing Facility Conditions
  - Facility Objectives/Goals
  - Facility Improvements
  - Costs & Funding
- Solicit member input
- Prepare for voting in fall after owners' input is received



DESIGN CONCEPT



# DEDICATED OWNERS INVOLVED IN TWO-YEAR PLANNING PROCESS



# Master Plan Steering Committee

- Mike Merrill, *Chair*
- Norma Bell
- Tama Caldabaugh
- Regan Cartwright
- Jim Coover
- Maggie Costello
- Geoff Disston
- Maury Edmonds
- Dick Herlehy
- Bob Hood
- Harold Krivan
- Herbert Nichols
- Bob Rowe



# Amenities & Land Use Task Force

- Bob Rowe, *Chair*
- Anthony Brescia
- Jim Coover
- Maggie Costello
- Geoff Disston
- Dick Herlehy
- Preston Jones
- Spencer Moler

# Advisor Team on Unit 13 Amenity Park & Beach



- Maggie Costello, *Co-Chair*
- Geoff Disston, *Co-Chair*
- Jalene Bermudez
- Regan Cartwright
- Pam Korchun
- Mike Merrill
- Albert Myers

# Golf Course Advisors

- Jim Coover, *Co-Chair*
- Bob Rowe, *Co-Chair*
- Norma Bell
- Anthony Brescia
- Tama Caldabaugh
- Rick Davis
- Dick Herlehy
- Perry Hudson
- Preston Jones
- Spencer Moler
- Bob Newman
- Harry Skilton
- Carol Williams

# Finance Committee

- Herbert Nichols, *Chair*
- John Birk
- Molly Feldman
- James Harper
- Lisa Hoffman
- Mary Koss
- Carl Kraus
- Howard Mathues
- Spencer Moler
- David Taylor
- John Uhrich

# Board of Directors

- Preston Jones, *President*
- Lou Lindeman, *Vice President*
- Cammie Disston, *Secretary*
- Herbert Nichols, *Treasurer*
- Steve Booma
- Jim Coover
- Maggie Costello
- Carl Kraus
- Jennifer Rowe

# Plantation Staff Advisors

- Robert Schlingmann, *General Manager/COO*
- Julie Billings, *Beach House Manager*
- Allen Dermody, *Plantation House Manager*
- Nancy Maunder, *Director of Golf*
- Nicole Novena, *Director of Communications*
- Ken Oshman, *Director of Maintenance*
- Craig Porter, *Executive Chef*
- Cindy Teyessedou, *Clubhouse Manager*
- Fred Theus, *Golf Course Superintendent*
- Allen Van Winkle, *Director of General Services*

# Planning Professionals Involved

- Greg Letsche – *Golf Course Architect*
- John Foy – *Director USGA Greens Section, FL Region*
- Ladd Roberts – *Landwise Design*
- Chris Flagg – *Flagg Design Studio*
- Landscapes Unlimited – *Construction Costs*
- McMahon Group – *Communication Consultants*

# Plantation Vision

*“To be a premier gated golf, beach and tennis community in the Southeast, offering a secure, friendly, enjoyable family lifestyle.”*

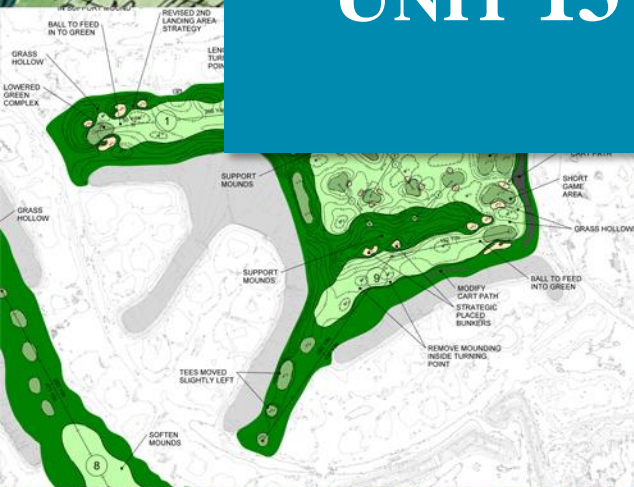




DESIGN CONCEPT



# UNIT 13 AMENITY PARK AND BEACH HOUSE PROPERTY



# Unit 13 Amenity Park and Beach House Property



- **Why?** – Enhance the member experience and owner’s equity by better utilization and the addition of common facilities
- **What?**
  - Unit 13 Amenity Park – Create a dedicated multi – dimensional recreational facility
  - Beach House – Enhance and improve an outdated and underdeveloped key asset
- **How?**- 24 months, \$2.75 million program to be completed by end of 2016

# Unit 13 Amenity Park & Beach House Property Planning



- Advisor Team appointed
- Reviewed past reports and owners' surveys and discussed with many members future ideas to improve our living experience
- Interviewed contractors and pool consultants
- Interviewed State and County officials
- Selected landscape architect team
- Developed needed facilities

# Ladd Roberts, Landscape Architect



*Ladd has over 15 years of experience and leadership in the field of landscape architecture and planning.*

*Ladd brings skilled project management, design talent and a broad depth of construction and permitting understanding to any design challenges.*

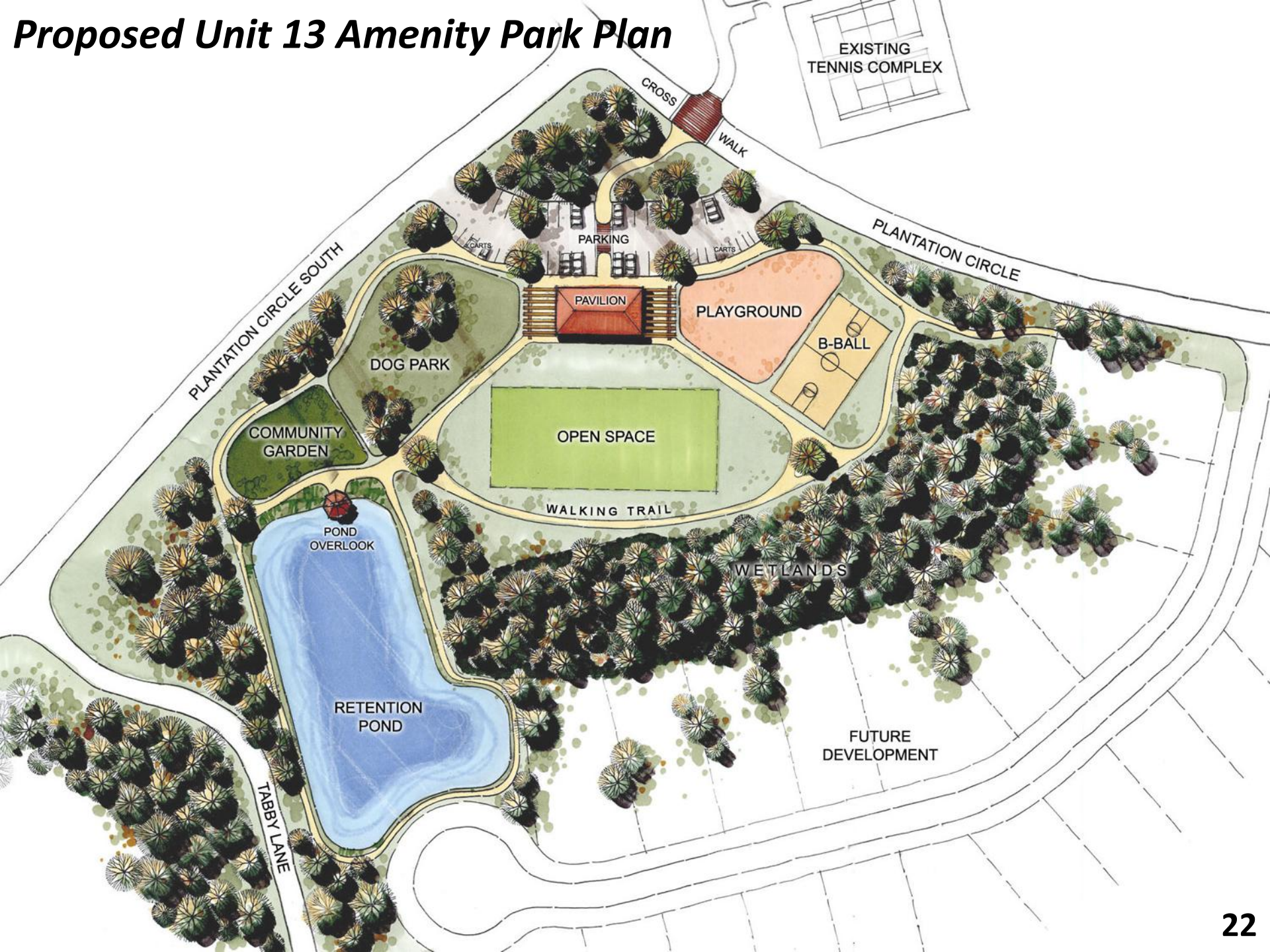
- Landwise Design is a local firm focusing on:
- Community and Resort Design
- Site Planning
- Landscape Architecture
- Parks and Recreation



## UNIT 13 AMENITY PARK

*EXPAND OUR RECREATIONAL FACILITIES*

# Proposed Unit 13 Amenity Park Plan



EXISTING  
TENNIS COMPLEX

CROSS  
WALK

PLANTATION CIRCLE SOUTH

PLANTATION CIRCLE

PARKING

PAVILION

PLAYGROUND

B-BALL

DOG PARK

COMMUNITY  
GARDEN

OPEN SPACE

WALKING TRAIL

POND  
OVERLOOK

RETENTION  
POND

WETLANDS

FUTURE  
DEVELOPMENT

TABBY LANE

# Proposed Unit 13 Amenity Park Overlooking Pond



# Proposed Unit 13 Amenity Park Pavilion, Playground & Open Space





# Unit 13 Amenity Park Summary

- Dog Park
- Recreation Field
- Walking/Jogging Paths
- Basketball Court
- Playground with Water Feature
- Community Garden Center
- Outdoor Pavilion
- Croquet Lawn

# Estimated Cost – Unit 13 Amenity Park

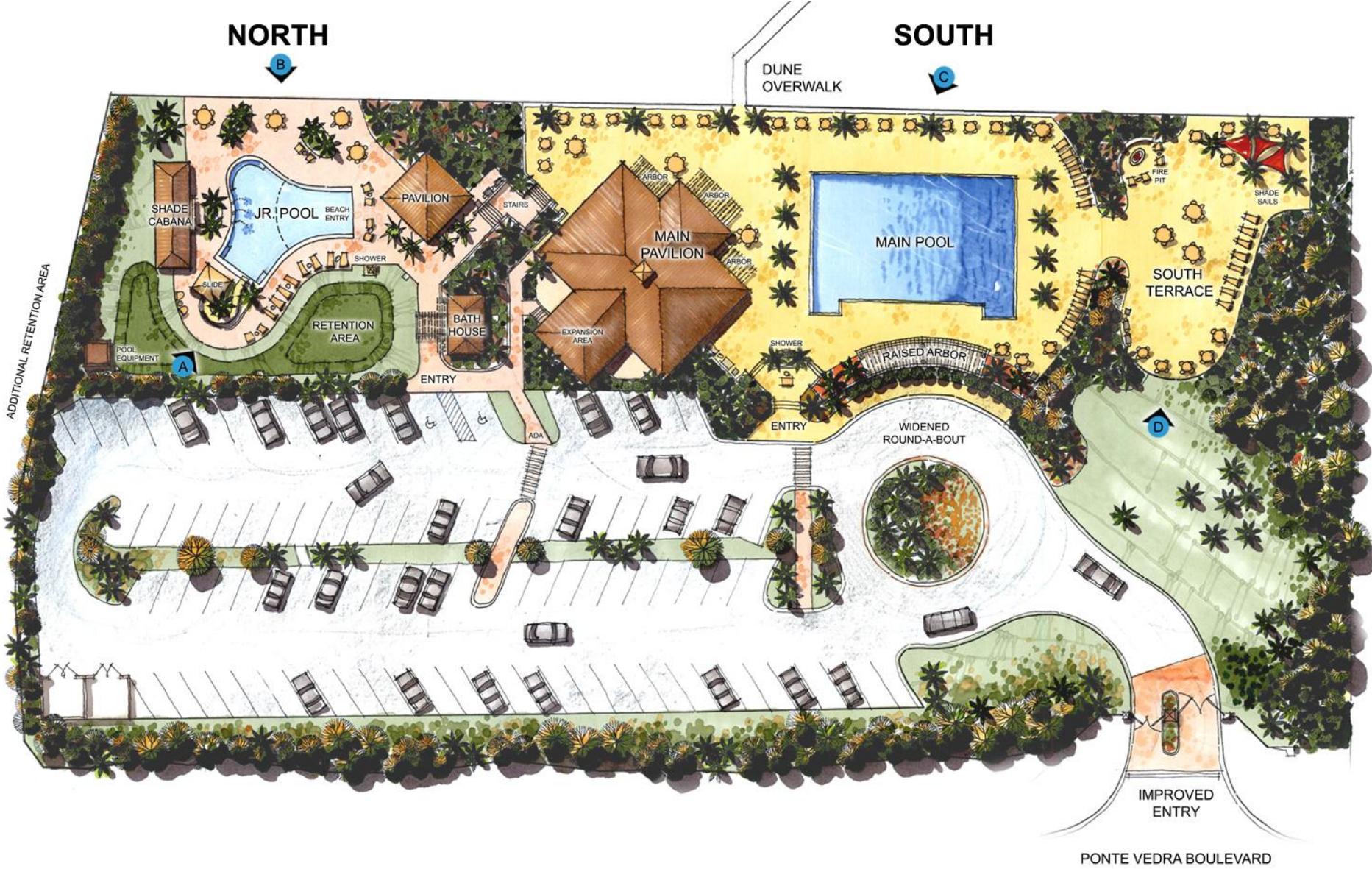
General Construction Cost	\$297,000
Amenity Projects	\$577,000
Professional Fees	\$75,000
Contingency (5%)	\$47,000
<b>TOTAL</b>	<b>\$996,000</b>



## BEACH HOUSE & PROPERTY

*ENHANCE THIS VALUED FACILITY BY PROVIDING ACTIVITY ZONES TO  
MAXIMIZE MEMBERS' ENJOYMENT*

# Proposed Beach House Property Plan



# *North Beach House Property (Proposed Family Pool Area)*



# *North Beach House Property (Proposed Family Pool from Beach)*



***South Beach House Property  
(Proposed Main Pavilion & Main Pool from Beach)***



# *Proposed South Adult Area from Lawn Area*





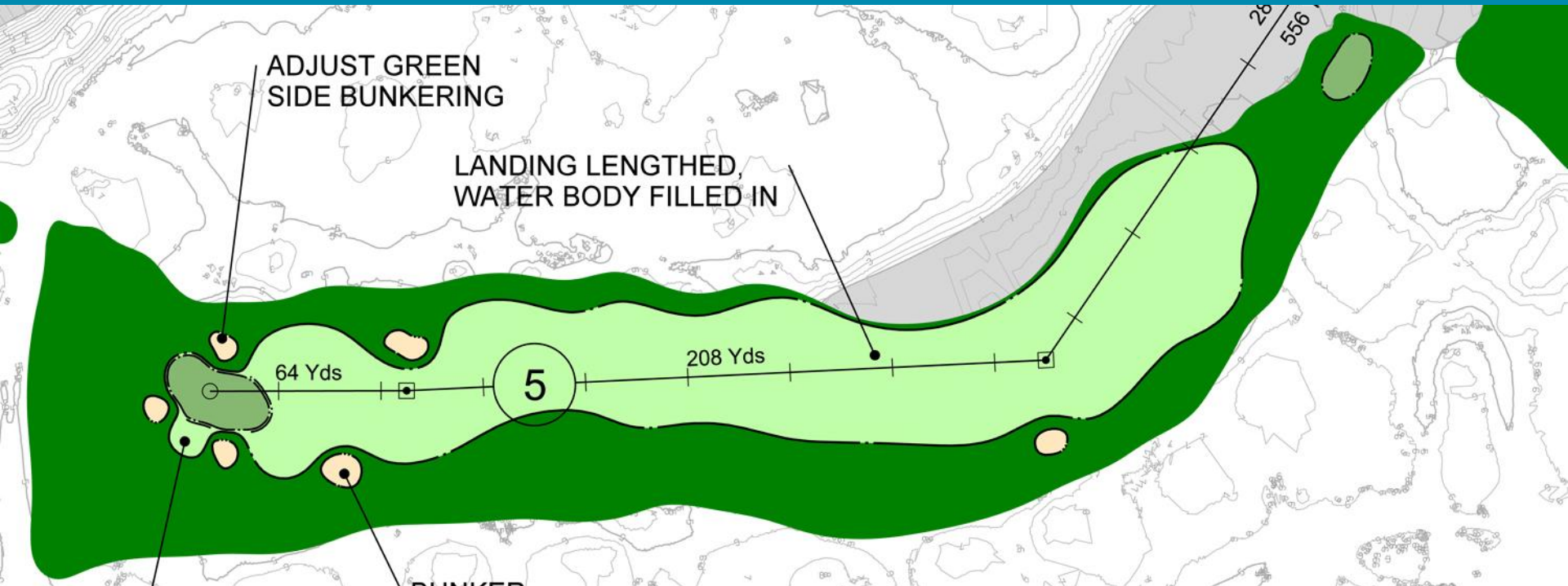
# Beach House & Property Summary

- Enhance and heat main pool
- Heated North end, zero-entry, family pool
- Widen vehicular access entry
- Enhance pavilion building – kitchen, bar and aesthetics
- New landscaping/pergolas at pool
- Create South end adult area

# Estimated Cost – Beach House & Property



South Area	\$237,000
Pavilion Upgrade	\$135,000
Pool Areas	\$1,008,000
Gates/Paving/Walks	\$185,000
Fees	\$100,000
Contingency (5%)	\$83,000
<b>TOTAL</b>	<b>\$1,748,000</b>



## GOLF COURSE REVITALIZATION

*REVITALIZE & UPDATE THE GOLF COURSE AS THE MOST  
VISIBLE ASSET OF THE PLANTATION*

# Golf Course Revitalization

- **Why?** – Golf course is at the end of its useful life
- **What?** – Architectural plan to achieve a revitalized golf course and improved golfing experience
- **How?**- 10 – 12 months, \$6.25 million program to be completed by 2017

# Why Revitalization Planning – Golf Course Nearing End of Lifecycle



## Lifecycle of Golf Course Components

Item	Years
Greens	15 – 30 years
Bunker Sand	5 – 7 years
Irrigation System <i>Irrigation Control System</i> <i>Pump Station</i>	10 – 30 years 10 – 15 years 15 – 20 years
Cart Paths – Asphalt	5 – 10 years (or longer)
Cart Paths – Concrete	15 – 30 years (or longer)
Practice Range Tees	5 – 10 years
Tees	15 – 20 years
Corrugated Metal Pipes	15 – 30 years
Bunker Drainage Pipes	5 – 10 years
Mulch	1 – 3 years
Grass	Varies

# USGA Report Findings – by John Foy

## Quote From John Foy

*“Based on my findings, there are several aspects of the golf course that will need attention to ensure the type of conditioning and quality in keeping with the standards and expectations of the Club...”*

- USGA’s Recommendation – Areas Needing Revitalization:
  - Irrigation System
  - Drainage
  - Putting Greens
  - Bunkers
  - Bulkheads
  - Lake Banks
  - Bermuda Grass Turf on Tees, Fairways and Rough

# Revitalization Process

- Golf Course Task Force and Member Advisors worked over a year on planning
- Fred Theus (Golf Course Superintendent) prepared Revitalization Report
- John Foy (Director USGA Greens Section, FL Region) prepared USGA Report on course
- Golf Course Architects interviewed

# Existing Drainage Issues

- Need to restrict cart traffic to paths
  - January – April: 41% cart path only days
  - January – April: Off 1,174 rounds
- Many property line drainage issues which negatively impact numerous individual home owners as well as course need to be resolved
- Long interruptions to course maintenance due to wet conditions

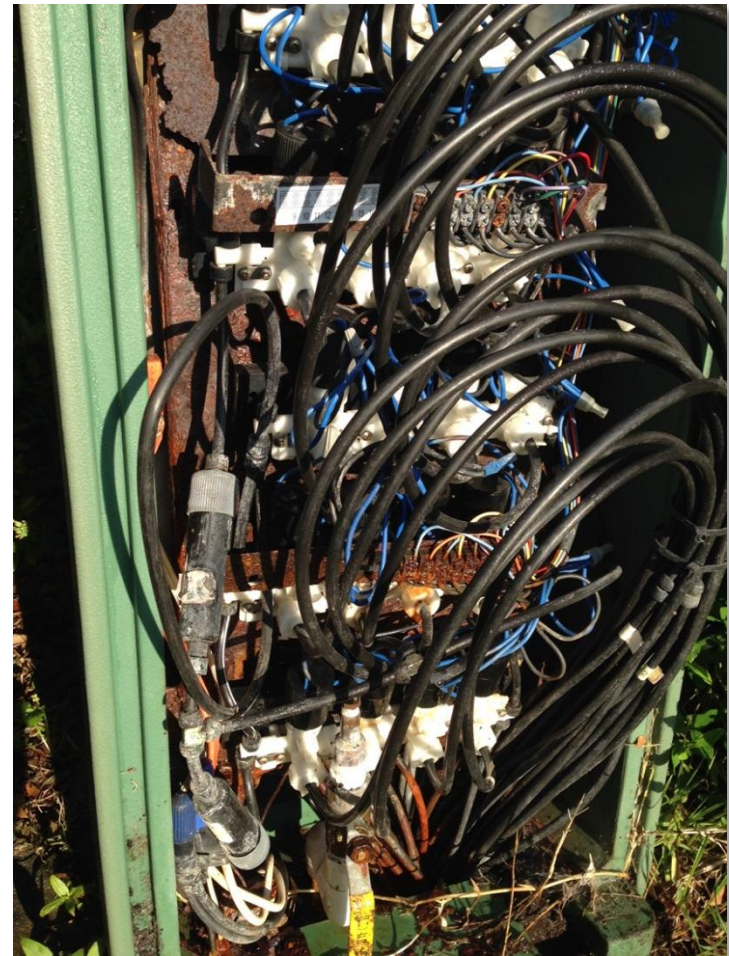


# Existing Drainage Issues



# Existing Irrigation System

- Beyond useful life
- Design, central control system and head size don't allow for precise water management
- Exacerbates drainage issues throughout course
- R&M expense will continue to grow annually until system is replaced



# Existing Greens

- Beyond useful life in 2017
- Drainage compromised over time from accumulated silt and tree root encroachment into drain tile
- Mutations and “off type” grasses apparent and will continue to increase and expand
- Surfaces need to be reshaped to allow for more pin positions

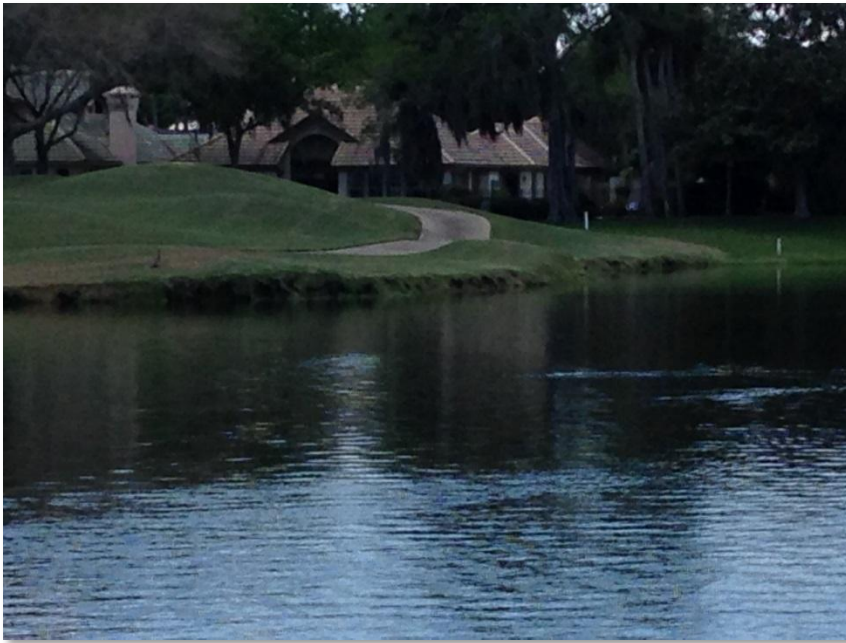


# Existing Bunkers

- At end of useful life
- Liners deteriorating allowing contamination from native soil
- Drainage slowed due to tree roots compromising drain tile and accumulated silt in gravel trenches beneath bunkers

# Existing Lake Bank Erosion

- Irrigation lines exposed
- If problems aren't addressed, future erosion could ultimately jeopardize greens, tees, roads, etc.



# Existing Fairways

- Mutations and “off type” varieties of Bermuda grass very apparent and spreading throughout course – happens naturally over time with most hybrids and will continue to worsen
- Some of these varieties react negatively to lower mowing heights, herbicides and nitrogen fertilizers
- Accumulated thatch layer impedes drainage and compromises turf’s root system – can only be comprehensively remedied through stripping and removal

# Existing Practice Areas

- Lack of short game practice area
- Range tee currently undersized
- Range traffic is heavy during peak times and tournaments

# Greg Letsche, Golf Course Architect



***Greg was first designer with Pete Dye, then a 16 year senior designer for Jack Nicklaus. Thereafter, he opened his own firm and is also the current senior designer for Ernie Els.***

*Notable Greg Letsche design portfolio*

- *Mission Hills, CA – (Dye)*
- *Leopard Creek South Africa, (Letsche Design)*
- *Oak Valley GC, CA – (Dye)*
- *The Bear’s Club, FL – (Nicklaus)*
- *Cabo del Sol, Mexico, (Nicklaus)*
- *Sagamore Club, IN – (Nicklaus)*
- *Loxahatchee Club, FL – (Nicklaus)*
- *Hoakalei CC, Hi – (Els)*
- *Highland Gate, South Africa – (Els)*
- *Albany, Bahamas – (Els)*
- *Wentworth West, England – (Els)*





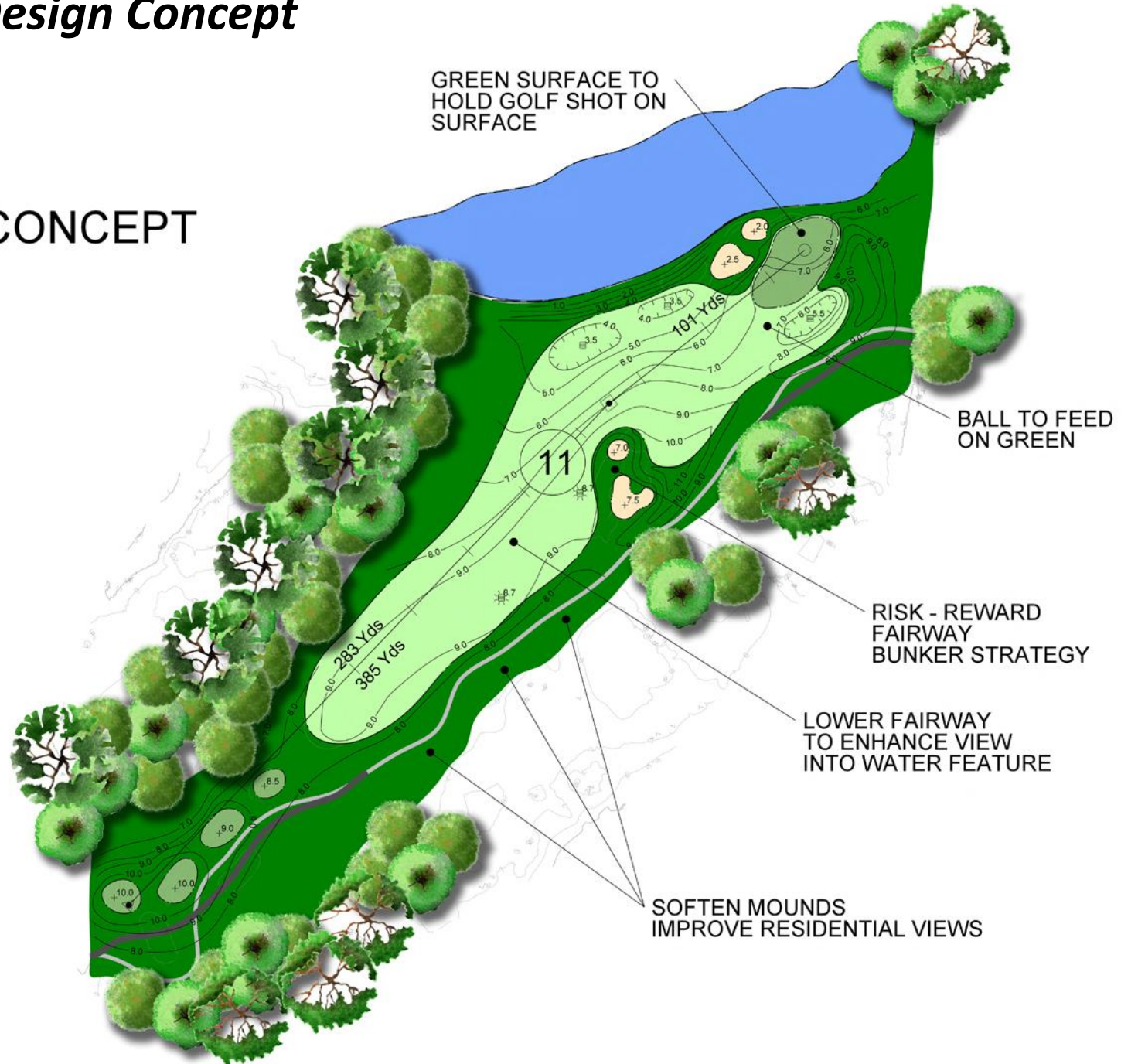
# Overall Golf Course Master Plan



The Plantation at Ponte Vedra Beach																		Scorecard				
Hole - Yards	1	2	3	4	5	6	7	8	9	Out	10	11	12	13	14	15	16	17	18	In	Total	
Black	543	404	183	427	156	412	194	471	455	369	412	261	169	423	555	360	250	320	431	343	711	
Gold	497	375	188	427	511	385	185	430	399	339	350	363	165	395	525	368	190	300	400	325	660	
Blue	460	356	170	304	474	368	173	419	362	324	360	337	158	372	495	350	190	340	440	304	629	
White	435	325	160	300	441	340	160	388	365	299	324	320	148	336	460	340	170	328	420	290	616	
Red	379	280	130	321	380	295	140	331	308	290	290	273	120	298	397	275	145	290	344	242	511	
Par	5	4	3	4	5	4	3	4	4	36	4	3	4	3	4	3	4	3	4	5	36	72

# Hole #11 Design Concept

## DESIGN CONCEPT





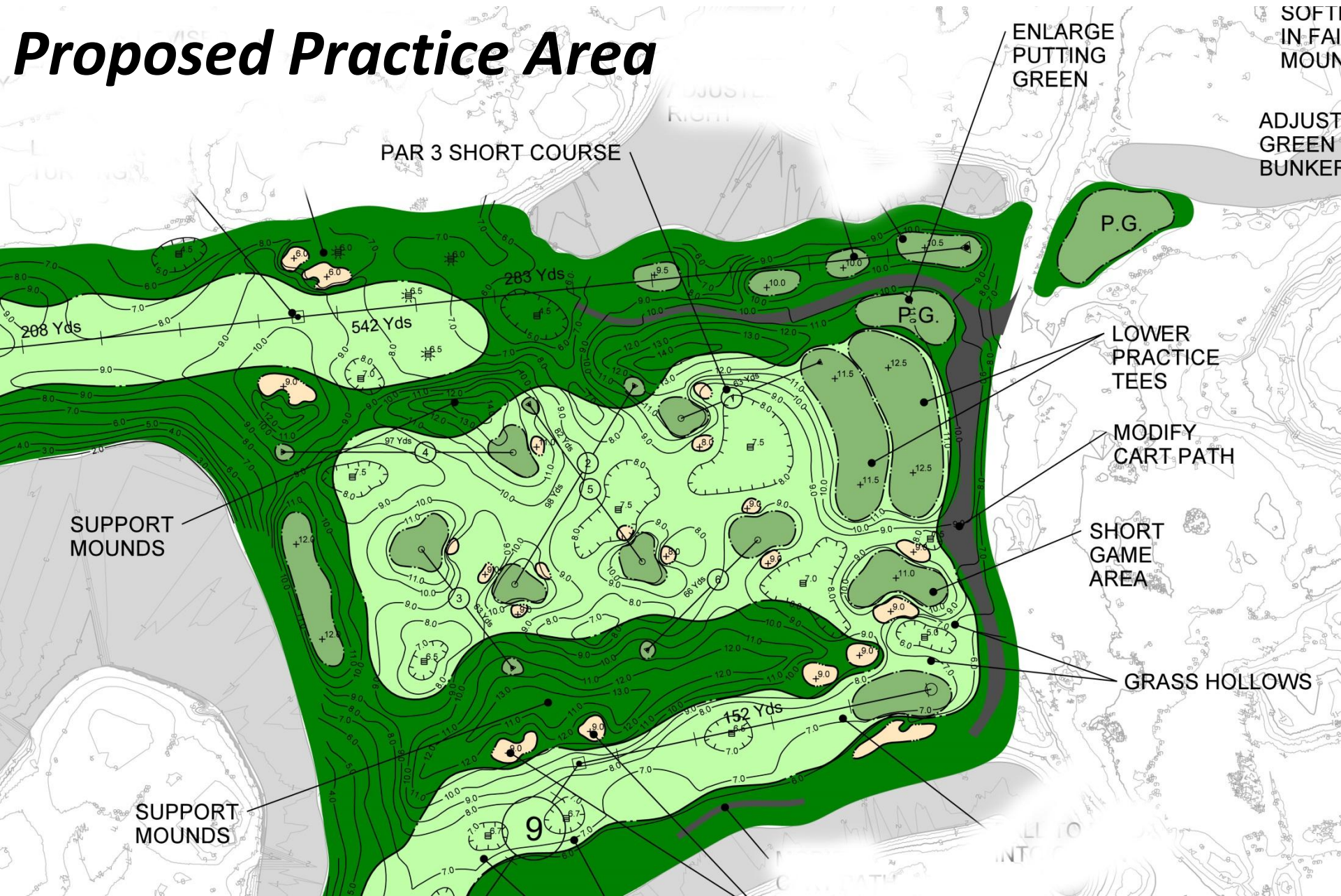
Hole 11  
Par 4  
385 Yards



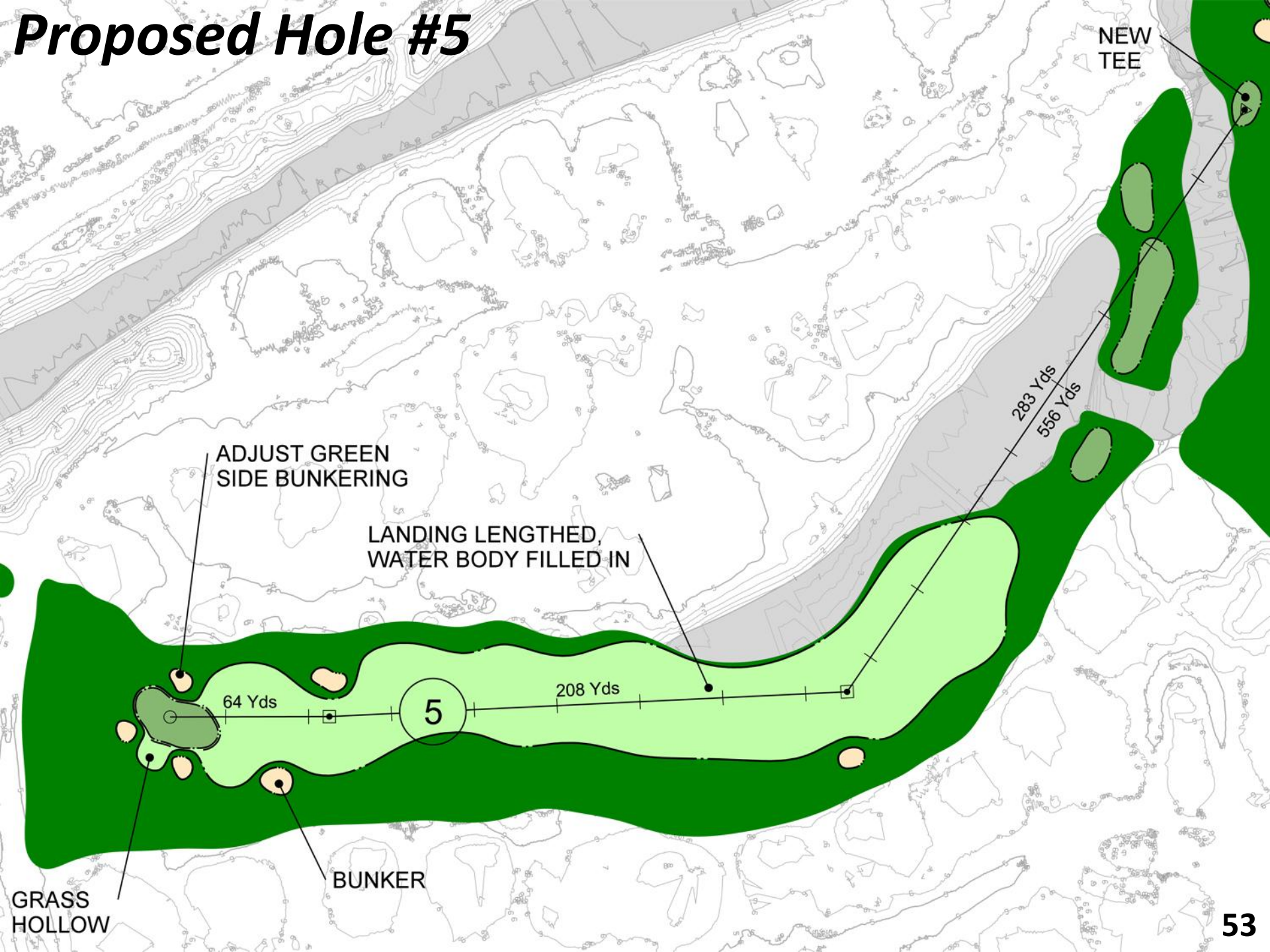
Design Concept  
Animated Flyover  
Hole 11  
Par 4 - 385 Yards



# Proposed Practice Area



# Proposed Hole #5



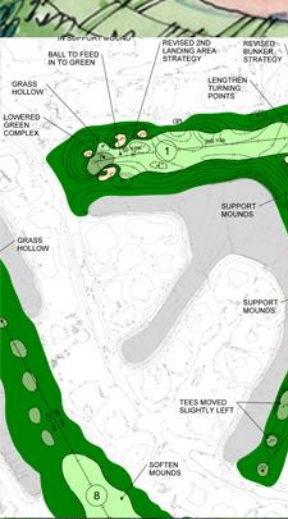
# Revitalization Summary

- Preserve and enhance basic course character
- Reduce cart path only days
- Improve short game practice area
- Install new irrigation system and improve water conservation
- Improve current playing experience
- Improve drainage
- Reduce fairway mounding
- Improve existing bunkers
- Modify some greens to improve pin placements

# Estimated Cost – Golf Course Revitalization



Pre-Construction & Fees	\$422,000
Clearing & Shaping	\$1,684,000
Drainage & Irrigation	\$2,065,000
Green, Tee & Bunkers	\$901,000
Grassing & Landscaping	\$685,000
Cart Paths & Bulkheads	\$176,000
Contingency (5%)	\$323,000
<b>TOTAL</b>	<b>\$6,256,000</b>



# FUNDING FOR FACILITY IMPROVEMENT PROGRAM





# Estimated Overall Cost Breakdown

Unit 13 Amenity Park	\$996,000
Beach House & Property	\$1,748,000
Golf Course Revitalization	\$6,256,000
<b>TOTAL</b>	<b>\$9,000,000</b>

# Funding Plan

- Current \$155/month assessment ends December 31, 2016
- Borrow \$5 million – new \$124/month assessment starts January 1, 2017 – 8-year term
- In order to begin projects in 2015, need to utilize funds from R&R reserves – to be replaced in 2017
- Proceeds from Unit 13 sale

# Sources of Funds

Repair & Replacement Reserve Funds	\$2,950,000
Borrow at 6.5% for 96 Months	\$5,000,000
Unit 13 Sale Proceeds	\$1,050,000
<b>TOTAL FUNDS</b>	<b>\$9,000,000</b>

NOTE: From 2015 – 2017, there will be over \$3 million of R&R projects completed in addition to the construction of these three facility improvement projects

# Operating Cost Impact

## **During Construction**

- Due to phasing of projects, there should be minimal cost impacts on overall existing operations

## **After Projects are Complete**

- **Golf Course**
  - Decrease in operating cost for irrigation system
- **Beach House & Property**
  - Increase in services and maintenance costs
- **Unit 13 Amenity Park**
  - Increase due to additional personnel maintaining all of the new amenities

# Estimated New Facilities Total Fee Impact

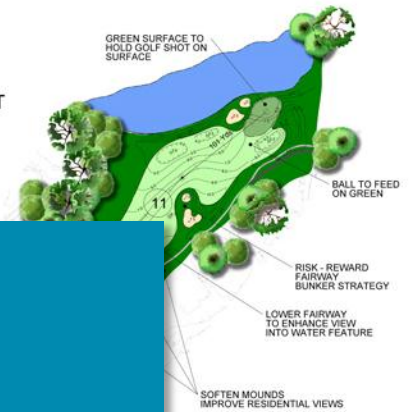


Current Fees	Est. 2015	Est. 2017
Clubhouse Assessment	\$155	\$0
New 2017 Capital Assessment	\$0	\$124
Operational Dues Increases for New Facilities <b><u>ONLY</u></b>	\$0	\$30
Total Net Change to Monthly Fees	\$0 <u>\$1,010</u>	(\$1) <u>\$1,009</u>

**NOTE:** Existing operations will most likely experience operational dues increases as a result of increases in future health care, payroll, cost of goods and utilities – additional Unit 13 dues will hedge against these increases



DESIGN CONCEPT



# GENERAL ISSUES FOR THE FACILITY IMPROVEMENT PROGRAM



# Construction Time Schedule

Project	Start	Complete
Unit 13 Amenity Park	Summer 2015	Spring 2016
South Beach Area	Fall 2015	Spring 2016
North Beach Area	Spring 2016	Fall 2016
Golf Course	Fall 2016	Fall 2017

NOTE: May change due to Local, County and State permitting

# Owners' Input Wanted

## **Facility Opinion Questionnaire utilized**

- Owners will be asked to complete Questionnaire for rating acceptance of Facility Improvement Program prior to fall voting on final project
- Questionnaire will be sent in June
- Results provided to all
- Board then to review all comments and decide final project for voting
- Final project presented to owners for fall voting



# Golf Reciprocals

## Current Clubs

- Sawgrass Country Club
- Atlantic Golf & Country Club
- Palencia Club
- Timuquana Country Club
- Pablo Creek Reserve
  
- We are also investigating temporary memberships at these and other local clubs

# Vote – Fall 2014

## **Approval of these projects requires a positive vote from 66 $\frac{2}{3}$ % of owners who vote**

- Approval to invest \$9 million for three facility projects
- Approval to borrow \$5 million
- Approval of \$124/month assessment starting January 1, 2017 for 8 years
- Approval to use R&R funds in 2015 and 2016 as temporary funding which will be restored in 2017
- Approval of all 3 projects in one program

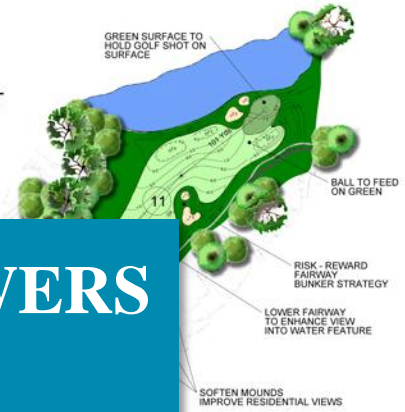
# Presentation Time Schedule

Owners Presentation	May 21, 2014
Program Booklet/Questionnaire sent to owners for review	June 2014
Informal meetings with Board members begin	June 3, 2014
Questionnaire results available and sent to owners	July 2014
Final program developed and presented to owners	Fall 2014
Final voting approval goal	Fall 2014

*Construction to follow*



DESIGN CONCEPT



# IMPORTANT QUESTIONS & ANSWERS ABOUT THE FACILITY IMPROVEMENT PROGRAM



# Important Questions & Answers

**Q. Why do we need these improvements now?**

A. The golf course is nearing the end of its useful life.

Maintaining and creating high-quality facilities are essential for preserving and increasing property values.

- Expanding and updating Beach House & Property
- Creating Unit 13 Amenity Park

Favorable financing costs.

# Important Questions & Answers

- Q. Do we have sufficient reserves to complete regular repairs and replacements during construction of these three projects?**
- A. Yes, based on our current projections.**

# Important Questions & Answers

**Q. How can we be sure of construction costs?**

A. Both golf course contractor and building/grounds contractor have confirmed construction costs in Program.

# Important Questions & Answers

**Q. Will banks lend us the funds?**

**A. Yes, banks are willing to lend us funds.**





DESIGN CONCEPT



**THANK YOU FOR LISTENING  
YOUR QUESTIONS ARE WELCOME  
YOUR COPY OF THE PRESENTATION  
IS AVAILABLE AS YOU LEAVE**

