

OVERVIEW

1. Last year there was a vote at the SLPOA annual meeting seeking direction regarding the clubhouse.
 - A. The majority voted to authorize the Board of Directors to “abandon rebuilding the clubhouse and move in the direction of repairing/renovate and maintain the current building”
2. The new clubhouse committee was formed and went to work exploring how to best repair/renovate the clubhouse.
3. After completing our 1st task to develop a scope of work and costs to repair and maintain the clubhouse in its current configuration, we set out to develop a plan to renovate the clubhouse beyond repairing and maintaining.

OVERVIEW

- **We proceeded to clarify the Mission and Goals:**

1. Provide usage of the 1st floor with an area similar in size and features to the architect's new construction plans.
2. Develop a plan that would be inviting, encourage better usage and inspire more events **fostering stronger neighborhood relationships**.
3. Provide full access to all property owners.
4. Provide for a complete renovation for **low maintenance** and to **extend the life of the building** for several decades.
5. Be mindful of the costs to **limit the assessment amount**.

OVERVIEW

- A. We obtained plans of the building and discovered the addition of beams and joists to add additional support to the 2nd floor. These additions limited the use of the 1st floor without major renovations.
- B. We explored the removal of a portion of the 2nd floor to open an area on 1st floor. After several months this option proved to be too expensive.
 - 1. During this phase we had discussions with the Carteret County Planning and Inspections. We were advised of the regulations limiting renovations to 50% of the building value. After retaining an appraiser, this limited all structural renovations to **\$460,500**.
 - 2. To determine the viability of meeting this limitation, committee members spent weeks contacting subcontractors and suppliers to obtain estimates to complete renovations.
 - 3. Once we determined the project was possible within this budget, we developed a plan to remove walls and support posts to open the 1st floor for actual usage.

OVERVIEW

- Upon developing overall concept, we retained an engineer to create plans that would meet the commercial codes.
- Upon advice of engineer, we developed an overall plan to include:
 - Removal of existing 2nd floor egress which has caused leaks and damage.
 - Construction of a 2nd story deck & new egress overlooking waterway and pool
 - Installation of a elevator/lift for better usage of 2nd floor
 - Opening 1st floor providing over 1500 sq ft of activity area, 1st floor convenience kitchen, gym, and upgrades to pool bathrooms.
 - A complete refresh for interior and exterior décor.

Large Covered
Patio

Access To Front
Porch

Refinish Front
Porch

GYM With TV

Renovate Unisex
Bathroom

Complete Refurb
Pool Bathrooms

Combine Garage
Area Into Activity
Area



Proposed 1st Floor Floorplan

Addition of
Convenience
Kitchen 1st Floor

1500 Sq Ft of
Activity Area
1st Floor

Add Lift/Elevator

New Exterior
Doors

\$15,000 Allowance
For New
Landscaping

Upgrades to
Front Entrance

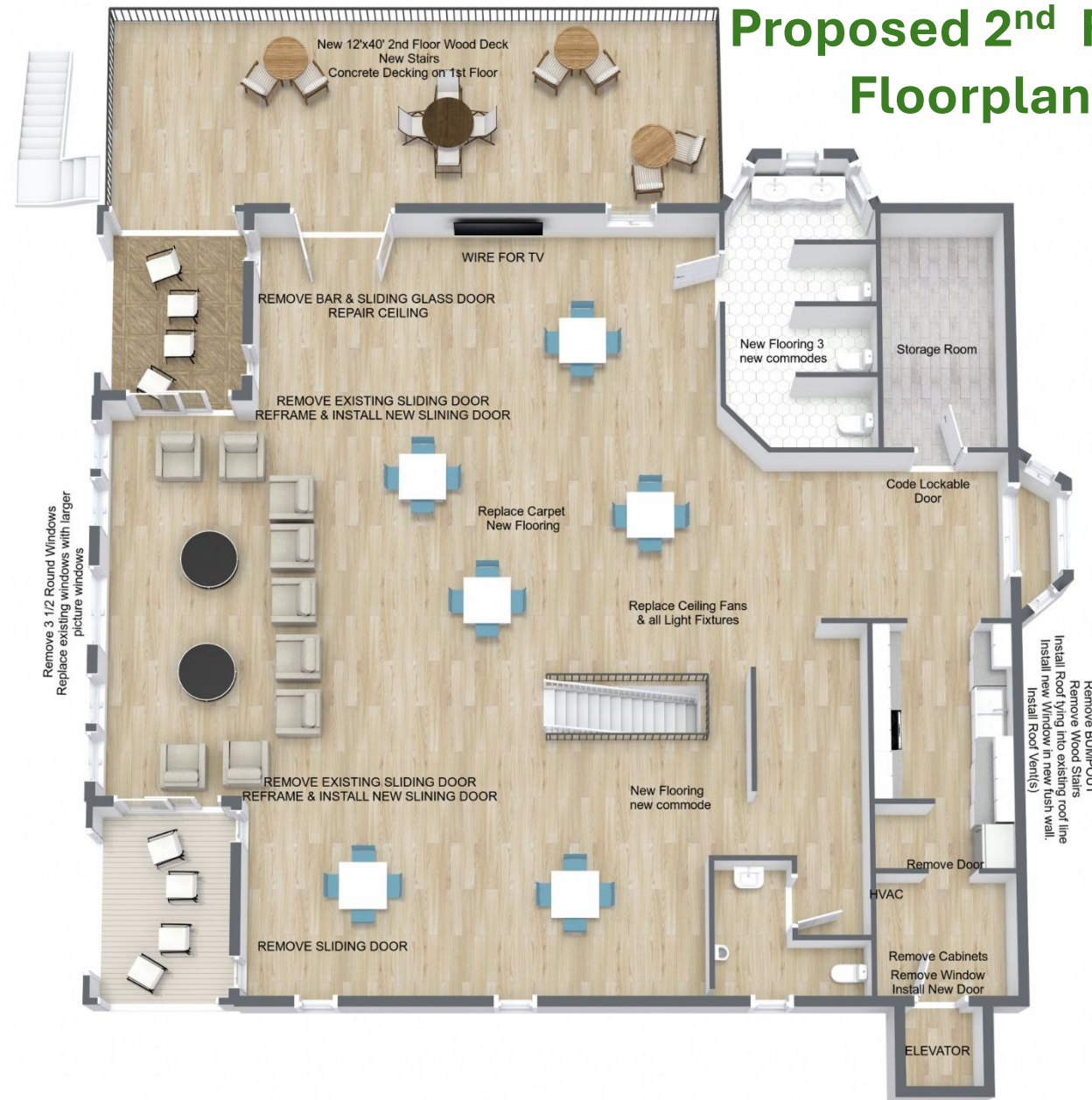
Incorporating Existing Deck Into Added Deck

New Paint

Replace Windows

**\$35000 Furniture
& Electronics
Allowance**

Proposed 2nd Floor Floorplan



Removal of Egress
& Wood Steps
Build Roof to
Match Existing

New Upgraded
Board &
Batten/Horizontal
Siding

Removal of
Cupola
New Shingles –
Soffit - Facia

**We Did Not Pay for
a Draftsman**

***Conceptual Rendering
Windows, Doors, Steps, etc. are not Actual***



**We Used a Free AI Online Program to
Generate This Conceptual Rendering
This Limited our Ability to Customize**

FINAL STEPS

- We as property owners must recognize our obligation to pay for maintenance and upkeep of all common elements including Clubhouse & Pool.
- There will be an assessment of **\$4100** with limited renovations, no changes in usage, or improvement of accessibility if this plan fails.
- Your additional investment of \$2300 will
 - Improve access by adding lift for better 2nd floor access.
 - Provide improve usage of 1st Floor area to include TV viewing, Card & Game areas.
 - Upgrade Pool Bathrooms.
 - Provide key-fob or code full access to all property owners.
 - Greatly improve the interior & exterior appearance and decor.
 - Provides a \$35,000 allowance for furniture, WiFi, TV's, Cable TV Channels.
 - New updated Coastal Theme Landscaping.

CLUBHOUSE COMPARISON CHART

TEAR DOWN WITH NEW CONSTRUCTION	RENOVATION PROJECT
1200 SQUARE FEET ACTIVITY AREA	3500 SQUARE FEET ACTIVITY AREA
SINGLE ACTIVITY ROOM	SEVERAL ACTIVITY ROOMS/AREAS ON 2 FLOORS
10 X 30 PORCH POOL SIDE	2 ND STORY 12 X 40 COVERED PORCH GROUND LEVEL 12 X 40 COVERED PATIO
NO GYM	SMALL GYM
2 BATHROOMS	5 BATHROOMS
1 CONVENIENCE KITCHEN	CONVENIENCE KITCHEN ON EACH FLOOR
ESTIMATED ASSESSMENT \$11,000	ESTIMATED ASSESSMENT \$6400

CLUBHOUSE BID COMPARISON

DAVIES CONSTRUCTION

BID ESTIMATE INCLUDING
EXTRAS

\$748,807.53

FINAL COSTS + 20%

ALLURE RENOVATIONS

BID ESTIMATE INCLUDING
EXTRAS

\$643,228.35

FINAL COSTS + 15%

IN-HOUSE WITH JEFF PILCHER CONTRACTOR

BID ESTIMATE INCLUDING
EXTRAS

\$582,200

FINAL COSTS + \$15,000

EXTRAS

ELEVATOR/LIFT & SHAFT, \$35,000 FURNITURE & ELECTRONICS & \$15000 LANDSCAPING

ASSESSMENT

\$8300

ASSESSMENT

\$7100

ASSESSMENT

\$6400

WE NOW HAVE 2 CHOICES

- **CHOICE 1** EACH OF US PAY \$4100 ONLY TO MAINTAIN AND KEEP THE CURRENT FLOORPLAN AND LACK OF USAGE OF OUR CLUBHOUSE.
 - SOME CALL THIS “PUTTING LIPSTICK ON A PIG”

OR

- **CHOICE 2** MAXIMIZE OUR DOLLARS BY PAYING AN ADDITIONAL \$2300 TO RENOVATE & TRANSFORM OUR CLUBHOUSE FOR BETTER USAGE AND ACCESS!
 - MANY CALL THIS A “NO-BRAINER”.

**Support This
Needed Improvement
For Our Neighborhood!**



**Conceptual Rendering
Windows, Doors, Steps, etc. are not Actual**

**Please Vote YES
For Special Assessment**