

Timber Pines Long Range Facilities Master Plan 2017

Timber Pines has maintained its status as a premier homeowners' community since its inception 35 years ago, because, as history and tradition shows, Timber Pines continually plans for our current and future resident needs and wants.

Timber Pines opened in 1982 with a recreational center called the Lodge complex and a magnificent executive golf course, the Lakes. The Hills was opened in 1986 and 1990.

It soon became clear that residents wanted more golf facilities and a new amenity was constructed, the 18-hole championship Grand Pines Golf Course. The Grand Pines opened in 1992 and 1994. Residents again indicated a desire for even more golf and another new golf amenity, a 9-hole pitch and putt course, called the Highlands Golf Course was constructed. The Highlands opened in 2000.

As interest in certain other amenities grew, the need and desire for expansion for these amenities became clear. The 2 tennis courts at the Lodge were not enough. Six new tennis courts were built in 1994 and later converted to Har Tru courts in 2011. Similarly, the Bocce courts were constructed in 2009 and renovated with carpet in 2013-2014, and Horseshoe pits were constructed and renovated in 2010, all reflecting residents' current and future wants and needs.

Needing additional space for amenities such as the Fitness Center, the Arts and Crafts room, and the Billiards room, a new building was constructed, the Resident Activity Center, the RAC.

The ribbon cutting for the RAC was on November 1, 2001 by the then Board President Bob Kennedy, who commented that the RAC was the latest in a series of capital improvements intended to maintain Timber Pines' reputation as the premier community for active seniors.

Several years after the RAC was built, residents indicated a need for a new Lakes Pro Shop. The existing Pro Shop, a double wide, was falling apart and was an eye sore, not meeting Timber Pines high standard. A new Lakes Pro Shop was constructed in 2013 on the same site. Also, in keeping with Timber Pines tradition to maintain our golf courses, grounds, and amenities in premier condition, Timber Pines installed a new state-of-the-art, water efficient irrigation system at a cost of \$5.5 million dollars: Phase I – 2011; Phase II - 2012; Phase III - 2013.

More recently, and in similar tradition, residents' wants, needs, and desires were sought. More room for club activity, and a larger bar area in the Country Club were some of the responses. Additionally, the need for more space for administration in the Lodge was noted as well as a need for a more structured long-range planning process.

The Board of Directors hired consultants to help develop a long-range plan. Resident surveys were developed, resident focus groups formed, and reports generated, all to determine residents' current and future wants and needs. Adding to the needs previously noted for more space, it became clear that the Fitness Center needed more room and that pickleball, a fast-growing new sport, needed dedicated pickleball courts. The purchase of property contiguous to Timber Pines was considered but there was no long-range plan in place, acquisition was put off.

In the spring of 2016 an Ad Hoc committee to the Board of Directors was formed to take all the information gathered from the surveys, reports, documents, focus groups, and Timber Pines staff assessments and develop a Timber Pines Long Range Facilities Master Plan (LRFMP). Utilizing the data, conceptual major areas to be addressed in the LRFMP were identified: Lodge, Fitness Center, Pickleball Courts, Restrooms at the Country Club Pool, Guard Houses, RAC, Country Club Bar, Pools, etc.

Since the Restrooms at the Country Club pool and the Guard Houses did not require additional space or require special sequencing, and were budgeted, these Long-Range items were taken out of Long Range Planning and work on these projects began as operational projects in 2017.

Before further planning could proceed those major areas requiring additional space, as well as those dependent upon the completion of other projects first, were separated out. For example, an enlarged Fitness Center could be achieved by utilizing new additional space or enlarging the Fitness Center in the same RAC building and finding space for displaced amenities. Renovating the Lodge to address HVAC, structural issues, and administrative space needs, required the same analysis. The questions became what to do with displaced amenities and where to put administration while the Lodge renovation took place. Prioritizing projects had to be addressed. Again, for example, if a new facility was built for an enlarged Fitness Center and possibly other amenities, parts of the RAC or all of the RAC could be repurposed for an enlarged administration area and possibly other amenities, and renovation of the Lodge could proceed.

At this point the Ad Hoc Team sought assistance from the General Manager and the Facilities Planning and Engineering Committee. More specific space requirements were determined.

Projects Requiring Additional/New Space

<u>Courts/Amenity</u>	<u>Current</u>	<u>Total Needed</u>
Pickleball (new)	---	8-12 Courts
Fitness Center	2,160	4,000
Floor Exercise Room (new)	---	1,750
Conf/Welcome Center	800	1,750
Administration	3,386	5,500
Library/Media Center	600	1,600

While working on defining the specific facilities requirements the extended Team sought out additional areas for expansion, inside Timber Pines and contiguous areas outside Timber Pines. The Lagoon Road property outside Timber Pines was considered and rejected, and the decision regarding Pines Park (the Ambassadors' lot) within Timber Pines was postponed as circumstances allowed Timber Pines to consider the purchase of the 1.5-acre Goodman Group property, contiguous with Timber Pines. Timber Pines entered into a contract offer to purchase the 1.5-acre property (Lot 8) and on September 6, 2017 Timber Pines took title to the property. As of this writing negotiations are underway to dissolve the Property Owners' Association (POA) that Lot 8 is a part of, and possibly maintain and/or acquire the common areas of the POA, thus reducing or eliminating the POA fee altogether. Attached hereto as **Exhibit 1** is the aerial view of the properties in the POA (including Lot 8) and the common areas.

Working with the FP&E, space requirements for the Fitness Center, Administration, and Pickleball Courts were determined and alternatives developed with very preliminary ball park cost estimates. These projects are the major components of the LRFMP. These projects flow naturally with the repurposing of the RAC and the renovation of the Lodge. Many of the projects in the LRFMP already have funds in the Capital Reserve and/or in the Capital

Acquisition Fund. For example, there is money in the Acquisition Fund for a new amenity, pickleball courts, but there has been no place to locate them.

As of 2017 there is money allocated in the Capital Reserve/Capital Acquisition Funds for the following Long-Range Projects:

<u>Project</u>	<u>\$\$\$</u>
Lodge Building	1,994,784
RAC Building	819,635
Pickleball Courts	350,000
Bar Expansion	300,000

Regarding the major LRFMP projects, expansion of the Fitness Center, Pickleball Courts, Administration space needs, repurposing the RAC, and the Lodge renovation, very basic CAD drawings, and very rough order of magnitude cost estimates for the First Phase Projects were developed by the FP&E and the General Manager.

PHASE I

Phase I is broken down into three projects:

1st – **Year 1:** Dissolve the POA, Replat the property into TPCA, and Build Wall

2nd – **Year 2:** Construct 8 -12 Pickleball Courts

3rd – **Year 3-4:** Construct 15,000 square foot building

<u>Amenity</u>	<u>Square Feet</u>
Fitness Center	4,000
Floor Exercise	1,750
Billiards	1,998
Arts/Crafts	2,970
Conf/Welcome Ctr	1,750
2 Bathrooms	280
Storage	800
Record Storage/Archives	875
Total	14,423

Estimated Cost \$200 square foot + site work
8 Pickleball Courts \$150,000 + site work & restrooms

Based on square footage space requirements, alternatives were developed for Phase I Projects, utilizing the Lot 8 property, with and without the addition of common areas. The Ad Hoc Team's recommendations, utilizing Lot 8 with and without the POA common areas are attached hereto as **Exhibit 2**. (FP&E CAD drawings)

PHASE II

Year 5: Repurposing the RAC

<u>Amenity</u>	<u>Square Feet</u>
Administration	5,500
Wood Shop/Records	1,566
Library/Media Center	1,600
Total	8,666
Estimated Cost	\$100 square foot

PHASE III

Years 6-7

Renovation of the Lodge

Estimated Cost \$200 square foot

Attached hereto as **Exhibit 3** is a graphic presentation of the TPCA LRFMP PROJECT TIMELINE.

Remaining LRFMP Projects: Enlarge Bar at Country Club: currently underway – \$300,000 budgeted. Architect's drawing attached hereto as **Exhibit 4**

Technology

Pools (Lodge first)

Pines Pro Shop

The LRFMP Team also recommends further study and evaluation of projects for possible undertaking in the future.

These are:

Cart Barn

Golf Course cart path and additional restroom facilities

Expanded Parking

Solar Energy

Wi-Fi

Dog Park

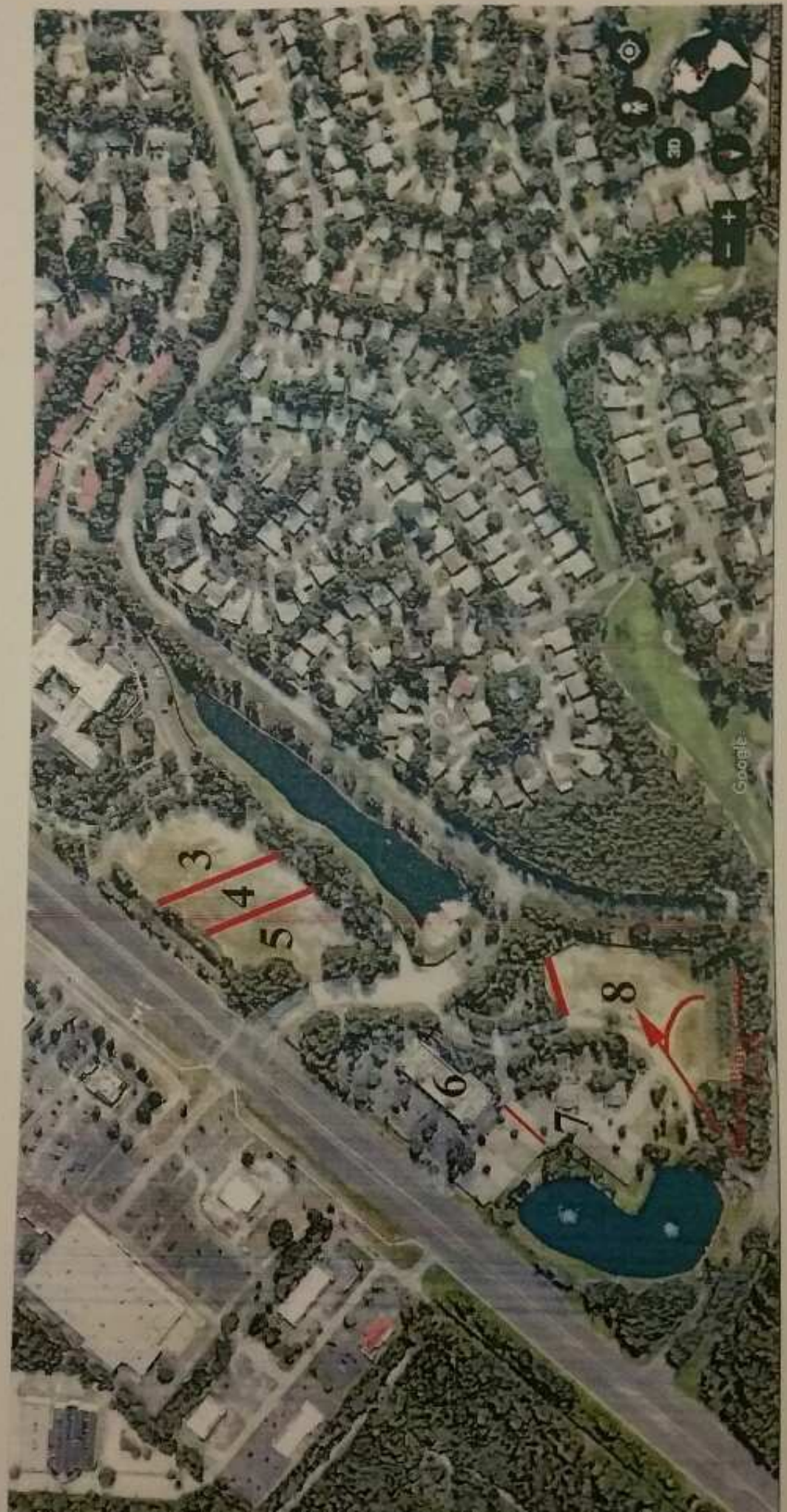
Emergency Response Facility and Equipment

The Long-Range Facilities Master Plan is solely and only a statement and reflection of residents' current and future wants and needs, as determined by solicited participation of ALL residents in surveys, focus groups and comments, and the reports and documents generated therefrom. The Plan is separate and distinct from decisions regarding funding or location.

Funding Potentials

Funding for the LRFMP may come from several sources; 1) money already in the Capital Reserve and Acquisition Funds 2) some funds specifically dedicated for projects in the LRFMP, and 3) some funds not specifically dedicated for projects in the LRFMP but may be available for use for LRFMP projects; 4) HOA monthly maintenance fees from current owners and over time; or 5) from Resale Capital Contribution from new TPCA home buyers; or some combination of the above.

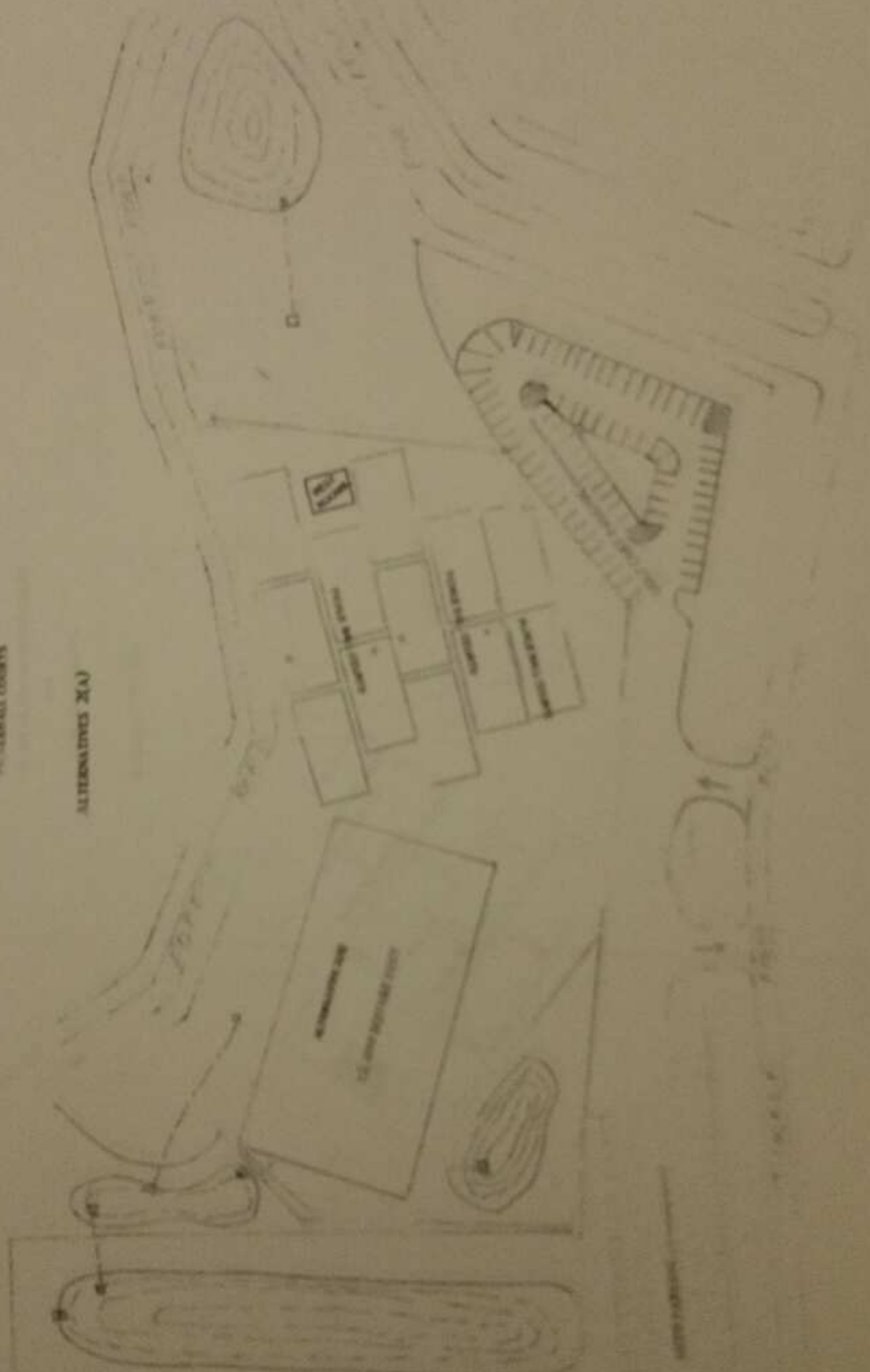
Goodman Lot #8 – View from the air





11-000-02 SUBSTITUTION FACILITY
 and
 PROBLEMS COURTS

ALTERNATIVE 2(A)





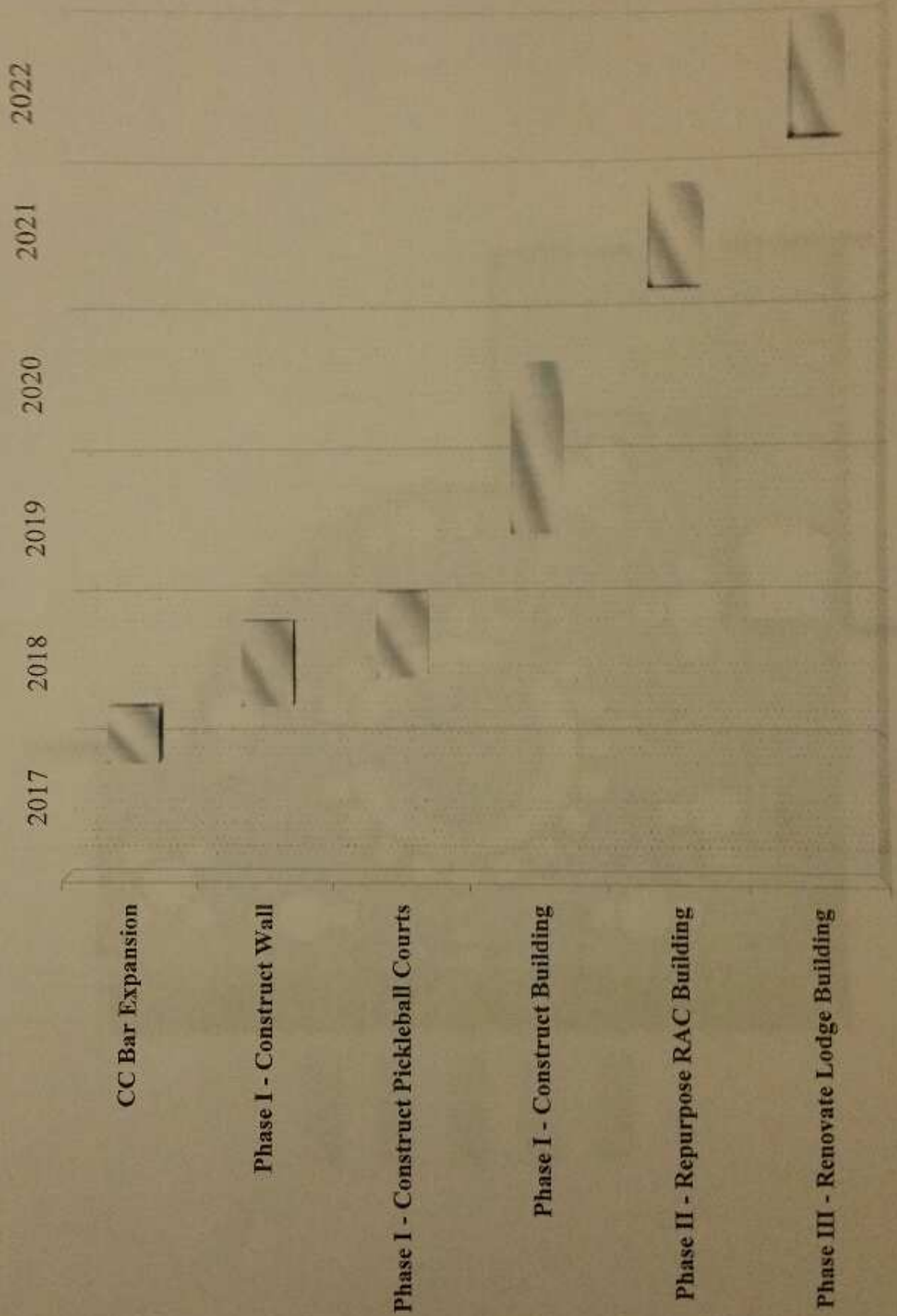
15,000 S.F. RECREATION FACILITY

and
PICKLEBALL COURTS

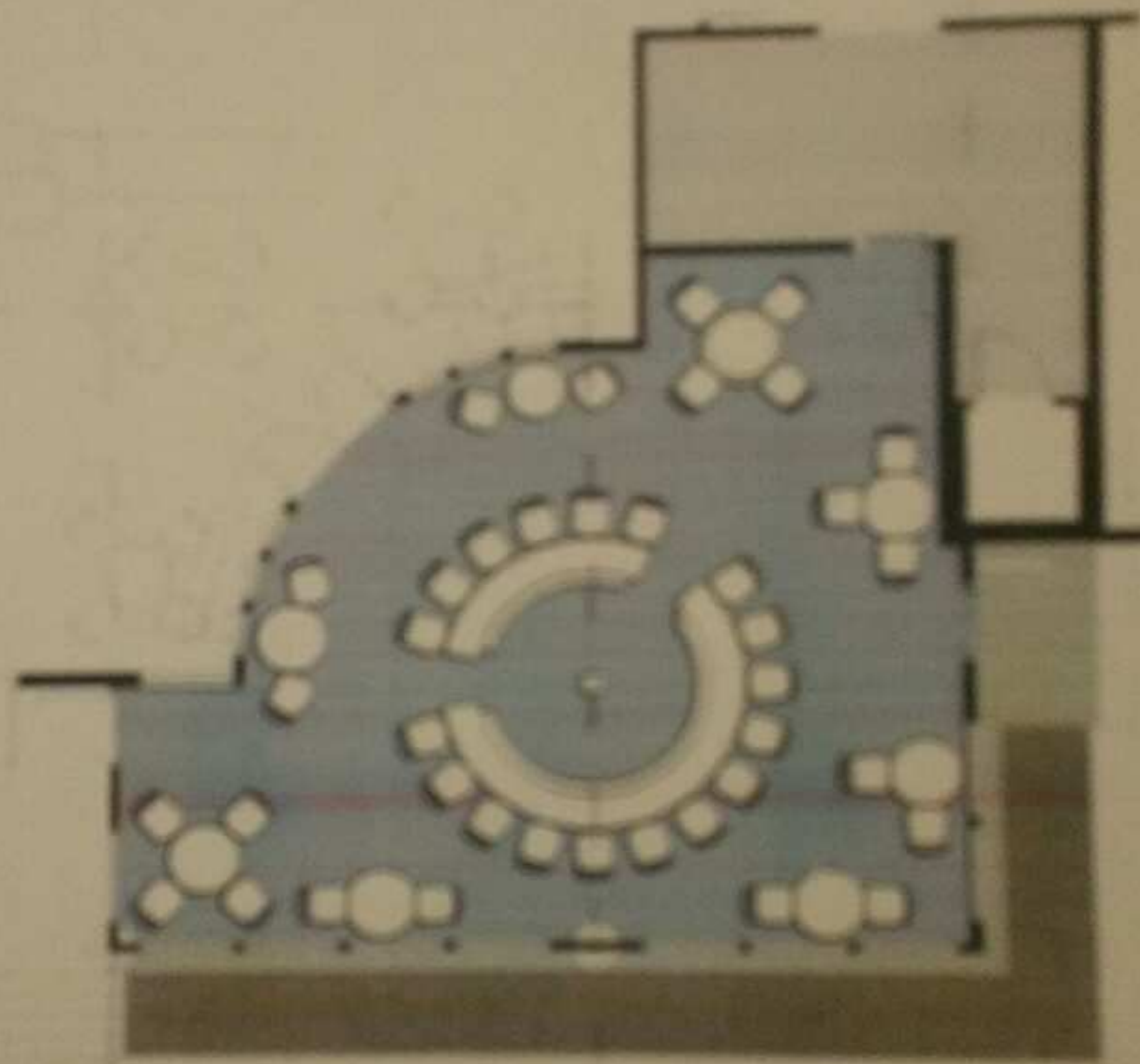
ALTERNATIVE (A)



TPCA Long Range Facility Plan - Project Timeline



Country Club Bar – Proposed Renovation Layout



- 1. BAR
- 2. SEATING
- 3. STAGE
- 4. RESTROOM
- 5. ENTRY