



# Clubhouse Grounds and Improvement Committee

Results of Flip Chart Exercise  
September 22, 2023

# Process

- Clubhouse Grounds and Improvement Committee is charged with making recommendations to the BOG.
- The committee has no authority to enact proposals or solutions.
- BOG will consider recommendations and determine actions to follow which could include:
  - enactment (low or no expense)
  - creation of a sub-committee for further research
  - call for a special association meeting
  - refer to association for a vote on capital expenditures

# Goals for this meeting

- Review committee proposals and feedback
- Provide clarification and additional information
- Committee vote for each proposal:
  - Forward to BOG with consensus
  - Recommend “no go”
  - Recommend further research (sub-committee)

# Enclose Court Fencing to Lock \$9-10K

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- Good idea!
- Yes- definitely needs to be done
- Needs to be done for security
- Cost not excessive
- Keeps people from entering and abusing the court if locked
- Will stop the community from building a gazebo
- Keypad locks cost \$150-\$300 on Amazon
- Allows us to secure the courts

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- Cost
- Court can be locked without raising the gate (added comment- Won't keep anyone out)
- Very expensive- just put a lock and sign
- Prevents viewing

**Who is responsible for locking and unlocking?**

# Adjust Court Playing Time

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- Depends on how they are adjusted
- Less noise potential, less swearing, screaming, shrieking
- Consistent/scheduled quiet times for neighbors

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- Restrictive
- Less time to play
- Many people work and can only play at night
- Prevents a large portion of people who want to use the court from using it

- **More decorum on the courts**
  - **Pickleball 10-4/Tennis 8-6**
  - **Pickleball 8-8/Tennis 8-6**
    - **Restrict days of play**
  - **Define closing time ("dusk")**
- **Someone in charge of regulating behavior**
- **Charter- quiet time after 6 and before 8**
  - **Same as building time 8-6**
    - **8:30 -7:30**
- **Close to "Tennis Only" 1 or 2 days**
  - **Time of Year Dependent**

# Install Sound Proofing Material on Courts (\$17.5K - \$37K)

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- Possibly less noise
- More privacy for neighbors
- Neighbors would be happier
- Proven to be effective
- Use on several courts throughout the country- proven effective; have reports and data from companies who provide
- Multiple solutions to address noise mitigation

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- Ugly
- Expensive
- Can't see in from the outside
- Terrible eyesore
- Sound can reverberate inside court and reflect outside through open top
- Cost
- Heat retention inside the court
- Requires completion of fence- additional cost
- Noise lessening not proven
- High cost- where can we verify effectiveness?

**Court refinish or noise blocking panels?**

**4 Quotes: Net Well Noise Control- \$21, 625 Noise Barrier; Vibrasciences \$35,800 noise barrier and absorber panels; DDS Acoustical Specialties- \$17,500 Noise Barrier Panel; Accoustiblok \$37,500 noise barrier**

# Install Trees/Arborvitae Along Property Line

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- Block sight
- Privacy
- Sound barrier?
- Flood prevention?
- More green in neighborhood
- Look nice
- Might help with flooding

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- Cost
- Maintenance
- Less yard space
- Why?
- Does not affect the noise issue?

**Why?**

**What property line?**

**Who pays?**

# Require Use of Green Zone Paddles and Balls

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- Reduce noise if they work
- Very good idea if everyone uses
- Great idea
- Doesn't affect the game at all
- Association purchase 8 total

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- Cost
- Enforcement
- Reluctance to give up personal paddles
- Waste of money
- Not enforceable
- A little expensive but worth every penny
- Would require wipes to clean
- Some may not want to handle equipment used by others

**Enforcement**

**"Green Zone" or equally effective products**



# Take Down Basketball Hoop

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- Reduce noise
- Reduce unauthorized use of facility
- Move location
- 30 feet from Dean's head when he naps
- As only basket rim is necessary to see, ambient light was sufficient for players to play at night (after 11pm twice)
- Possibly re-sell hoop
- Attracts non-residents
- Often used by 3 or 4 bangers and dribblers- very noisy

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- Takes away a popular activity
- People enjoy it
- It was costly to put in; the community paid for it
- Would require association vote

**Supports locking the gates; wouldn't have to take down**

**Take it down/thought this was addressed previously**

**Move to Point Road**

**Put it on the other side of the clubhouse**

# Playground Upgrade/ “Mulch”

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- Cleaner
- Safety
- Control Weeds & Ticks
- Chips will not migrate to abutting properties after rain
- Longer life span than wood chips

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- Rain runoff damage
- Non-toxic rubber only
- Rubber mulch has chemicals and is dangerous

- Regular maintenance
- Look at Flanders School- Kevin Ollie donated playground has wood chips with enclosure
  - Sand is cheap and soft
  - Sand would be a great alternative
- Would like to see more equipment for kids
  - Would sand attract cats?
  - Need to evaluate safe options

# Repost No Parking Signs

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- Prevent parking on lawns
- Minimal cost
- Save space for event parking
- Absolutely
- Yes and enforce them
- Absolutely needed
- Damage to association and private property
- People have no clue without guidance

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- Aesthetics?
- Need physical barrier to be effective
- Enforcement duties

**Enforcement?**

# Build the Proposed Retaining Wall \$17K

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- Safety
- Aesthetics/Aesthetically pleasing
- Drainage (?)
- Convenience
- Keep people from injuring themselves
- Accessibility to court/deck

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- Cost
- (Un)attractive nuisance
- Not needed at this time
- Just regrade the area
- Creates more impervious surface
- Way too expensive
- More important to add court drainage

**Need Engineering Assessment**

# Proposed Walkway and Stairs to Playground \$13k

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- Accessibility
- Safety

- Stairs on inside of deck from clubhouse
- Post signage on stairs re “Emergency Use Only”



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- Too expensive- walkway portion

- Needs a design
- Need a construction manager, site plan, someone who knows what they are doing!
- Needs to be incorporated to the entire plan

# Renovate the Deck Area

## Expand \$15K; Upgrade \$38K

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- Provide egress
- Potential money maker
- Safety
- ADA
- Stairs- yes
- More space for parties
- We need better access to the outside

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- Attract big parties
- Cost excessive
- Maintenance; use low maintenance materials

**Cost of adding stairs to existing deck?**

**Which way would stairs go?**

**Possible roof coverage**

**Awning?**

**Need more info**

**Is there a curfew?**

# Build a Gazebo/Pavilion (Rentals/Events)

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- Shade for spectators
- Place to gather
- Association outdoor picnic/meeting space
- Place to play board games
- Increase income
- Shade

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- Cost
- Increase noise level
- More people
- Disruptive to neighbors
- Not necessary
- Cost
- Creates more problems
- Open space is nice
- Too close to existing private property
- Infringes on people's rights
- Expensive
- Loud and abusive to neighbors
- Already have a clubhouse
- Green space is good

# Create Bocce Court

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- Fun
- Cost not too high
- All ages
- Area underutilized
- None

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- Leave green space as open area for kids to play on
- Last of the green space
- Not necessary
- Very expensive
- Adds to the noise
- Won't be used
- Had courts twice and got little use
- People can play in their yards
- Don't need a designated court
- Buy a \$30 lawn bowling set
- No- Waste!
- Unnecessary
- Waste of \$\$\$
- Make flooding worse on Rima's property



# Install Ring Cameras/Motion Detector Lights

\$250 per camera; cost of internet

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- Security
- Cameras catch violators
- Deterrent
- Ring camera only- no lights
- Protect clubhouse and court
- Deters people from being destructive

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- Bother neighbors/lights
- Not necessary
- Waste of \$
- Ongoing cost

**Who monitors?**

# Winterize the Clubhouse

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- Year round use
- Official meetings
- Avoid winter damage to utilities
- Revenue increase
- Heat is nice
- More full time residents
- More social events

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- Cost
- Oversight/need for security
- Change character
- Cost
- Will be underutilized
- Most people are in Florida
- Not enough residents to justify

**Allow internet access**

**Internet access extremely important**

**Use the money to buy a microphone to hear Board meetings**

**I thought it was winterized**