

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION

May 7, 2013

The Regular Meeting of the Golden Rain Foundation of Laguna Woods Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, May 7, 2013, at 9:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Lynne Dvorak, Patrick Murphy, Marv Rosenhaft, Ray Gros, Pat Feeney, Ruth May, Maxine McIntosh, Ken Hammer, Linda Wilson, Heather Gerson, Larry Souza

Directors Absent: None

Others Present: Jerry Storage, Patty Kurzet
Executive Session: Jerry Storage, Cris Robinson, Patty Kurzet, Luis Rosas, Bob Mulvihill

CALL TO ORDER

President Lynne Dvorak served as Chair of the meeting and stated that it was a regular meeting held pursuant to notice duly given and that a quorum was present. The meeting was called to order at 9:30 A.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

Director Gerson led the membership in the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

A representative of the Laguna Woods Globe was present, and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

APPROVAL OF AGENDA

Without objection, the agenda was approved as written.

APPROVAL OF MINUTES

The Board reviewed and approved without objection the minutes of the Special Meeting of March 29, 2013 and the Regular Meeting of April 2, 2013.

MEMBER COMMENTS

- Peggy Brand (252-B) commented on a request from the Bridge Club.
- Bert Moldow (3503-A) commented on return on investments and solar power.
- Bill Walsh (3162-C) commented on solar power.
- Carol Moore (3399-A) requested that two GRF officers call a Corporate Members Meeting to vote on a direct vote of GRF directors.
- Pamela Grundke (2214-B) commented on room reservations.
- Donna Lin (114-D) requested that a televised Corporate Members Meeting be called by two GRF officers to vote on a direct election of GRF directors.
- Bob Cummings (5095) commented safety of crossing Moulton Parkway in a golf cart.

- Ron Beldner (203-C) commented on janitorial and maintenance services at the Village Greens and clubhouses.
- Eloise KupperSmith (3323-A) requested that two GRF officers call a Corporate Members Meeting to vote on a direct election of GRF directors.
- Anita Robertson (2243-F) commented on residents voting for GRF Board members.
- Charlene Sydow (646-A) clarified that PPV clubhouse reservation was not compensated.
- Randi Gutin-Unger (696-C) commented on a Bridge Club request.
- Carol Skydell (3070-B) commented on members electing GRF Board Members.

The Directors briefly responded to Members' comments.

GENERAL MANAGER'S REPORT

Mr. Storage updated the membership on the ongoing GRF projects within the Community.

CHAIR'S REPORT

No report was given.

OLD BUSINESS

The Secretary of the Corporation, Director Linda Wilson, read a proposed resolution approving the Fitness Equipment Room Guest Fee Pricing Policy, which was postponed from the previous meeting to satisfy the 30-day notification requirement. Director Rosenhaft moved to approve the resolution. Director McIntosh seconded the motion.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-42

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, by way of Resolution 90-06-32, the Board of Directors adopted a Resident Division Fee Schedule which lists fees charged to residents and non-residents to use GRF shared facilities;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of the Corporation hereby adopts the following Fitness Equipment Room Guest Fee Pricing Policy:

Fitness Equipment Room Guest Fee Pricing Policy

- A guest fee shall be charged for the use of the Fitness Centers' equipment rooms.

- The fee, rounded up to the nearest dollar, shall be based on:
 - the estimated per use cost of the Fitness Centers, and
 - 100% mark up
- The fee will be adjusted annually on the basis of changes to the estimated per use cost of the Fitness Centers, and percentage mark up.
- The GRF Board of Directors may periodically review the estimated per use cost of the Fitness Centers and determine what percentage mark up to apply.

RESOLVED FURTHER, that Resolution 90-06-32 adopted May 2, 2006 is hereby amended (Resident Division Fee Schedule); and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Wilson read a proposed resolution approving the Aquatics Guest Fee Pricing Policy, which was postponed from the previous meeting to satisfy the 30-day notification requirement. Director Wilson moved to approve the resolution. Director Gerson seconded the motion.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-43

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, by way of Resolution 90-06-32, the Board of Directors adopted a Resident Division Fee Schedule which lists fees charged to residents and non-residents to use GRF shared facilities;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of the Corporation hereby adopts the following Aquatics Guest Fee Pricing Policy:

Aquatics Guest Fee Pricing Policy

- A guest fee shall be charged for the use of the Community pools.
- The fee, rounded up to the nearest dollar, shall be based on:
 - the estimated per use cost of the pools, and
 - 50% shared (subsidized) by the Community at large

- The fee will be adjusted annually on the basis of changes to the estimated per use cost of the pools, and percentage shared (subsidized).
- The GRF Board of Directors may periodically review the estimated per use cost of the pools and determine what percentage to be shared (subsidized) by the Community at large to apply.

RESOLVED FURTHER, that Resolution 90-06-32 adopted May 2, 2006 is hereby amended (Resident Division Fee Schedule); and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Wilson read a proposed resolution approving the Reservation Exception Rate Pricing Policy, which was postponed from the previous meeting to satisfy the 30-day notification requirement. Director Wilson moved to approve the resolution. Director Gerson seconded the motion.

Member Mary Stone (356-C) commented on the motion's alleged conflict with the Trust Agreement.

By a vote of 8-2-0 (Directors Hammer and McIntosh opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-44

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, by way of Resolution 90-06-32, the Board of Directors adopted a Resident Division Fee Schedule which lists fees charged to residents and non-residents to use GRF shared facilities;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of the Corporation hereby adopts the Reservation Exception Rate Pricing Policy:

Reservation Exception Rate Pricing Policy

- A rate that is different than the resident rate shall apply to all room reservations that meet the criteria for the "Exception Rate" as defined in the GRF Recreation Division Policy. This rate shall be applied as follows:
 - An exception rate room reservation fee shall be charged for the amount of time required for the use of a reservable room,

- beginning with a two-hour minimum and increasing in hourly increments thereafter.
- In the case of the Clubhouse Three Auditorium, the exception rate room reservation fee shall be charged on a daily basis.
- A setup fee shall be charged for the time blocked out prior to and/or after each reservation necessary to prepare/clean-up the room, during which the room is not available to other users.
- The exception rate room reservation fee and setup fee shall be based on the lowest hourly rental fee charged for similar facilities outside of the Village, but in the local area, discounted by 70%; and rounded up to the nearest dollar.
- For Clubhouse Three Auditorium, the exception rate shall be based on the lowest daily per seat rental fee charged for similar facilities outside of the Village, but in the local area, discounted by 70%; and rounded up to the nearest dollar.
- The exception rate room reservation fees will be adjusted periodically on the basis of changes in the external rental fees, and the percentage discount.
- The Board of Directors may periodically review the external rental fees and determine what percentage discount to apply.

RESOLVED FURTHER, that Resolution 90-06-32 adopted May 2, 2006 is hereby amended (Resident Division Fee Schedule); and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Wilson read a proposed resolution approving the revisions to the Realtor Access Protocols Policy, which was postponed from the previous meeting to satisfy the 30-day notification requirement. Director Wilson moved to approve the resolution. Director McIntosh seconded the motion and discussion ensued.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-45

WHEREAS, the Golden Rain Foundation (GRF) establishes rules and regulations regarding access requirements for visitors entering Laguna Woods Village; and

WHEREAS, each of the Housing Mutuals has adopted resolutions that govern Open Houses, including restricting Open Houses to Saturday and Sunday when business offices are closed; and

WHEREAS, GRF has adopted procedures for Non-Residents wishing to visit an Open House via General Gate Procedures, Section 1.7 that require a real estate professional to have a business pass or resident/seller clearance; and

WHEREAS, GRF desires to facilitate entry to the Community by licensed real estate professionals who have not obtained proper access prior to visiting either an Open House or a manor advertised for Broker Previews on any Thursday;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors hereby authorizes that upon presentation of a valid driver's license and submittal of a real estate business card to the Gate Ambassador, the real estate professional and his client(s) will be provided access into the Community for the purpose of attending Open Houses and Broker Previews; and

RESOLVED FURTHER, that the collected business cards will be forwarded to Community Services for tracking and follow up; and

RESOLVED FURTHER, that Resolution 90-10-104, adopted on December 7, 2010 is hereby superseded and cancelled; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

NEW BUSINESS

No new business came before the Board.

CONSENT CALENDAR

Without objection the Consent Calendar was approved, and the Board approved the following actions:

RESOLUTION 90-13-46

WHEREAS, a request was received from Allan Mansoor, Assemblymember, 74th District, requesting that GRF host a town hall meeting event on June 7, 2013 at Clubhouse 3 regarding the current status of state budget proposals;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of this Corporation hereby approves to host a town hall meeting event with Allan Mansoor, Assemblymember, 74th District on June 7, 2013 at Clubhouse 5 from 8:00 am – 11:00 am regarding the current status of state budget proposals; and

RESOLVED FURTHER, that the fee for use of Clubhouse 5 shall be waived; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

RESOLUTION 90-13-47

WHEREAS, a request was received from the 110 Club to hold a special golf tournament on Sunday, June 23, 2013 at the Par Three Executive Course;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of this Corporation hereby approves the request from the 110 Club to hold a special golf tournament on Sunday, June 23, 2013 at the Par Three Executive Course from 3:00 p.m. to 6:00 p.m.; and

RESOLVED FURTHER, that all GRF fees shall apply; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

RESOLUTION 90-13-48

WHEREAS, currently Wi-Fi access at the clubhouses and the Village Greens is not available to residents and their guests;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of this Corporation hereby approves the addition of universal Wi-Fi to the clubhouses and the Village Greens; and

RESOLVED FURTHER, that West Coast Internet would provide the service at no cost as a measure of good will to the Community; and the services will be at a limited speed to avoid excessive bandwidth; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

COMMITTEE REPORTS

Director Patrick Murphy reported from the Finance Committee.

Directors Heather Gerson and Pat Feeney gave the Treasurer's Report.

Member Mary Robertson (5584) addressed the Board on the Treasurer's Report.

Director Marv Rosenhaft reported from the Mobility & Vehicles Committee.

Director Lynne Dvorak reported from the Community Activities Committee.

Director Linda Wilson reported from the Security and Community Access Committee.

Director Ray Gros reported from the Traffic Committee.

Director Larry Souza reported from the Maintenance and Construction Committee.

Director Wilson read a proposed resolution authorizing a supplemental appropriation to repair the slope north of the RV Lot A access road. Director Wilson moved to approve the resolution. Director McIntosh seconded the motion.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-49

WHEREAS, during the December 2010 winter rain season, the slope on the north-side of the RV Lot A access road sustained accelerated erosion; and

WHEREAS, the services of a geotechnical and civil engineer were contracted to ascertain the extent of the erosion, the probable causes, and suggested remediation;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$13,200 from the Contingency Fund to repair the slope north of the RV Lot A access road based on the civil engineer's recommendations; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Wilson read a proposed resolution authorizing a supplemental appropriation to perform additional improvements to the Community Center Building. Director Wilson moved to approve the resolution. Director Rosenhaft seconded the motion.

Member Charlene Sydow (646-A) commented on the motion.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-50

WHEREAS, Golden Rain Foundation Capital Plan Item P12025 and Resolution 90-12-37 appropriated monies to make improvements to the Community Center

Building, and funds for the project have exceeded the budgeted amount of \$511,400 ; and

WHEREAS, the interior improvements to the Community Center have been completed and the final phase of the project is the exterior improvements which include the protective bollards and railing around the building, improving the balcony drainage on the second floor south and west elevations, and repairing the leaking windows on the south and west elevation;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation of \$186,700 to be funded from the Facilities Fund for additional consulting for the water testing and architectural services, to install protective bollards and railing around the building (including the eight bollards for detectable warning in the ADA path of travel), improving the balcony drainage on the second floor south and west elevations, removing the second floor south and west elevations balcony trellises, and replacing the leaking windows on the south and west elevation; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of this Corporation to carry out the purpose of this resolution.

Director Larry Souza reported from the Recreation Master Plan Ad Hoc Committee.

Director Wilson read a proposed resolution approving the implementation of Alternative 3 of the "Laguna Woods Village Recreation Master Plan". Director Wilson moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

A PowerPoint presentation was given on the Laguna Woods Village Recreation Master Plan.

Director Hammer moved to amend the resolution to send the proposed plan out to the membership for a vote. Director McIntosh seconded the motion.

Members were given the opportunity to speak to the amendment.

By the following roll call vote on the amendment, the amendment failed by a vote of 2-8-0:

Directors in favor: McIntosh, Hammer

Directors opposed: Gros, May, Wilson, Rosenhaft, Feeney, Murphy, Gerson, Souza

Board members discussed the original motion.

Director Feeney amended the resolution to add the wording "at a projected cost of \$18,717,500" at the end of the fifth paragraph.

The amendment carried by a vote of 9-1-0 (Director May opposed).

Members were given the opportunity to address the Board on the original motion.

By the following roll call vote on the original motion as amended, the motion carried by a vote of 8-3-0:

Directors in favor: Gros, May, Wilson, Rosenhaft, Feeney, Dvorak, Gerson, Souza
Directors opposed: Maxine, Hammer, Murphy

The Board adopted the following resolution:

RESOLUTION 90-13-51

WHEREAS, by way of Resolution 90-13-25, GRF adopted the “Laguna Woods Village Recreation Master Plan”; and

WHEREAS, GRF established a Recreation Master Plan Ad Hoc Committee to utilize the “Laguna Woods Village Recreation Master Plan” as a guide to finalize a short, mid and long term implementation plan of improving GRF recreational facilities; and

WHEREAS, the Recreation Master Plan Ad Hoc Committee reviewed four alternative plans for the implementation of the “Laguna Woods Village Recreation Master Plan” and recommended that the Board approve Alternative 3;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of this Corporation hereby approves Alternative 3, as attached to the official minutes of this meeting, for the implementation of the “Laguna Woods Village Recreation Master Plan”;

RESOLVED FURTHER, that the Recreation Master Plan Ad Hoc Committee proceed with the implementation of the “Laguna Woods Village Recreation Master Plan” in accordance with Alternative 3, at a projected cost of \$18,717,500; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Pat Feeney reported from the Media & Communications Committee.

Director Wilson read a proposed resolution agreeing to upgrade the internet service for the City of Laguna Woods for one year. Director Wilson moved to approve the resolution. Director McIntosh seconded the motion.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-13-52

WHEREAS, GRF Broadband Services, by way of West Coast Internet, provides City Hall two cable modems and internet services at no charge; and

WHEREAS, the City of Laguna Woods requested to update its internet service;

NOW THEREFORE BE IT RESOLVED, May 7, 2013, that the Board of Directors of this Corporation hereby agrees to upgrade the internet service for the City of Laguna Woods, by providing three static IP addresses and increase the maximum speeds to 15 megabytes per second download and 3 megabytes per second upload; and

RESOLVED FURTHER, that such service is to be provided for a period of one year at which point the continued provision of the service will be reevaluated by the Golden Rain Foundation Board; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of this Corporation to carry out the purpose of this resolution.

Director Maxine McIntosh reported from the Landscape Committee.

No report was given on the Joint Task Force to Analyze the GRF Trust and Bylaws.

No report was given on the City Council meetings.

Director Ray Gros reported on the Laguna Canyon Foundation.

No future board agenda items were discussed.

DIRECTORS' COMMENTS

Directors made their final comments.

MEETING RECESS

The regular open meeting recessed at 1:40 P.M. and reconvened into Executive Session at 2:10 P.M.

Summary of Previous Closed Session Meetings per Civil Code Section §1363.05

During its Regular Executive Session Meeting of April 2, 2013, the Board reviewed and approved without objection the minutes of the March 5, 2013 Regular Executive Session, and the minutes of the March 14, 2013 Special Executive Session. The Board heard two disciplinary hearings and two NOV violation appeals; discussed the litigation report; and

discussed contractual issues regarding Moulton Parkway Phase II Improvements, Village Greens improvements, Broadband offers, and other member disciplinary issues.

During its Special Executive Session meeting of April 1, 2013, the Board reviewed the Procurement & Planning and Landscaping Operational Review RFPs.

During its Special Executive Session Meetings of April 22, 2013 the Board interviewed landscaping firms that responded to GRF's Operational Review proposals.

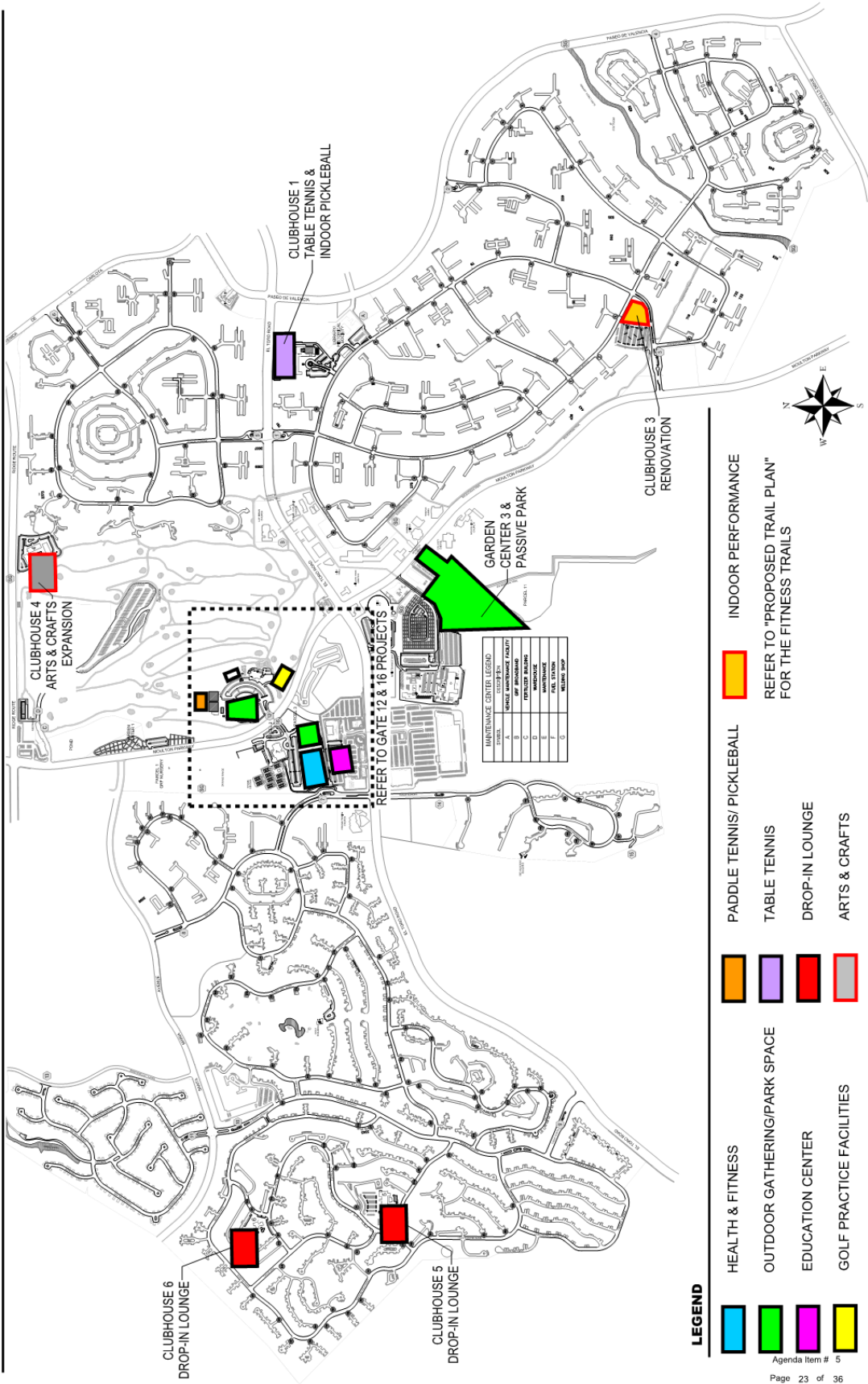
ADJOURNMENT

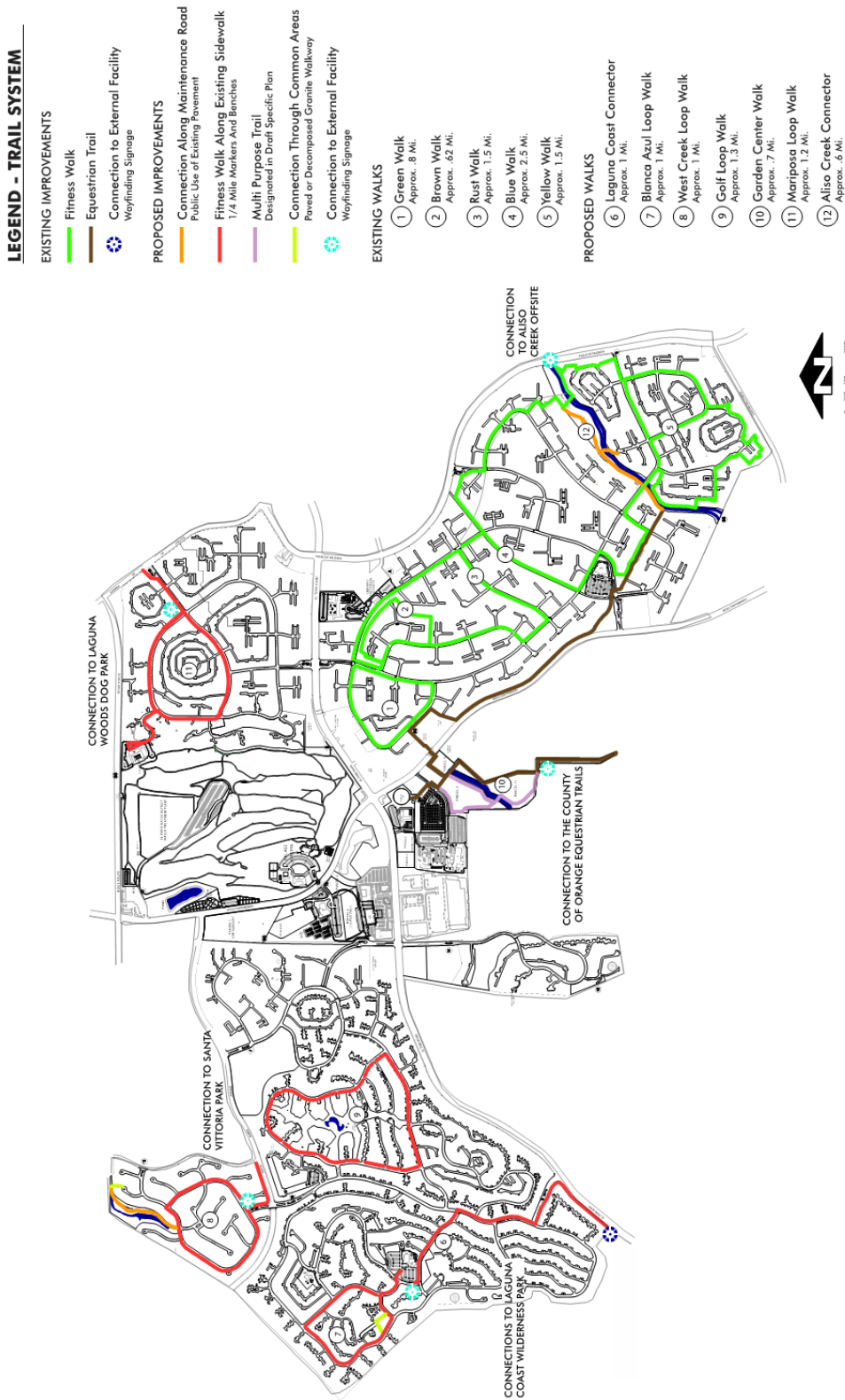
There being no further business to come before the Board of Directors, the meeting adjourned at 4:58 P.M.

Linda Wilson, Secretary

ALTERNATIVE 3:CENTRALIZE FITNESS, NEW GATE 12 MAIN LOUNGE

ALTERNATIVE 3: CENTRALIZE FITNESS, NEW GATE 12 MAIN LOUNGE

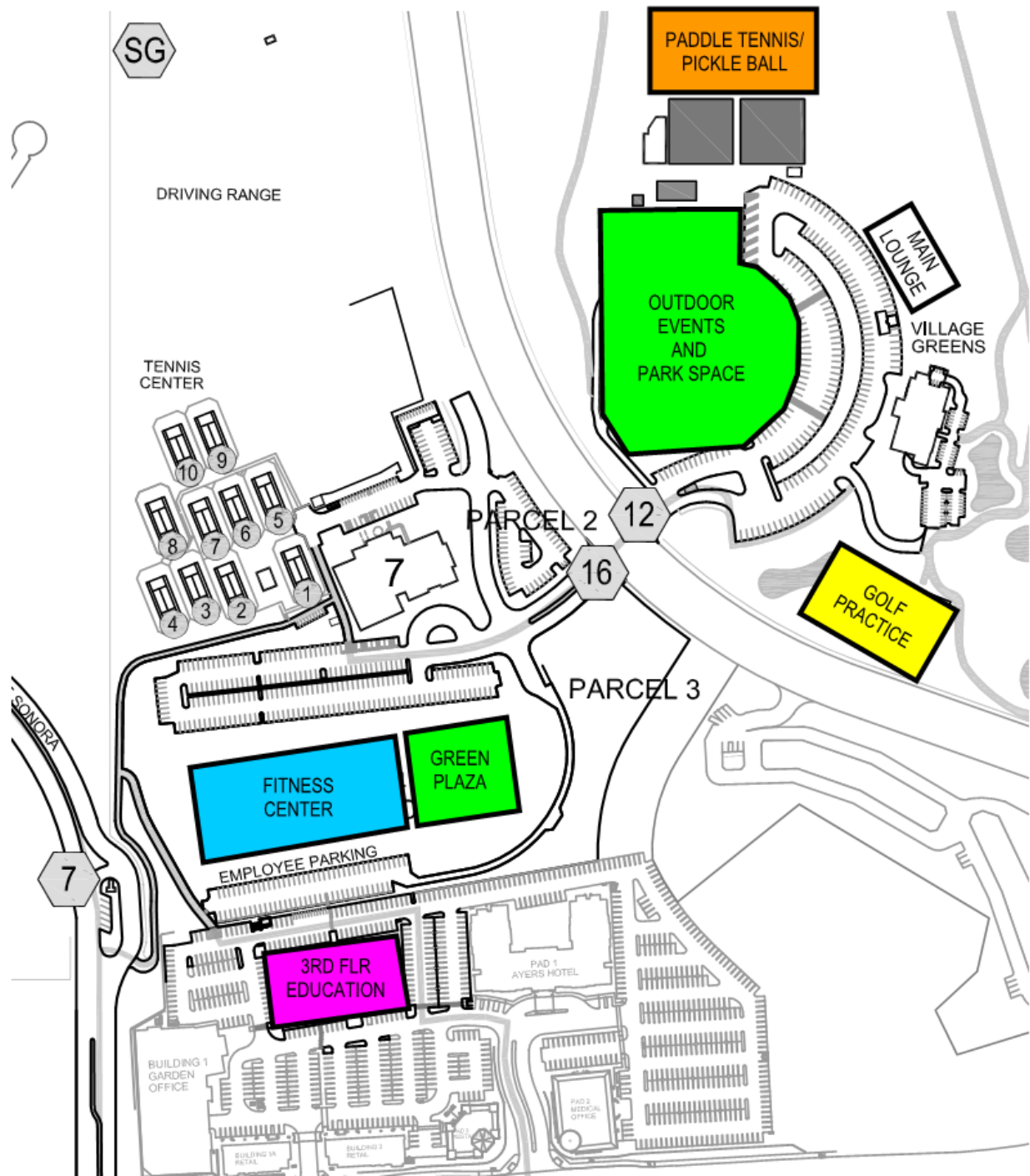




Laguna Woods Village Recreation Master Plan
Proposed Trails Plan

December 12, 2012

ALTERNATIVE 3: GATE 12 & 16 PROJECTS



Alternative 3: Centralize Fitness, New Gate 12 Main Lounge

Cost Estimates

Project*	Estimated Cost	Source
Clubhouse 1 Table Tennis & Indoor Pickleball	\$ 210,000	1
Clubhouse 3 Improvements	\$ 1,241,200	2
Clubhouse 4 Arts and Crafts Expansion	\$ 1,342,900	3
Clubhouse 5 Drop-in Lounge	\$ 133,400	3
Clubhouse 6 Drop-in Lounge	\$ 96,000	3
Community Center 3rd Floor Education Center	\$ 1,400,000	4
Fitness Trails	\$ 289,000	3
Garden Center 3	\$ 1,300,000	3
Garden Center 3 Passive Park	\$ 856,000	3
Gate 12 Main Lounge	\$ 3,150,000	5
Gate 12 Outdoor Events & Park Space	\$ 389,000	3, 6
Gate 16 Community Green / Plaza	\$ 550,000	7
Gate 16 Fitness Center & Gymnasium	\$ 6,905,000	8
Paddle Tennis / Pickleball behind Lawn Bowling	\$ 650,000	9
Village Greens Golf Practice Area	\$ 205,000	10
TOTAL	\$ 18,717,500	

Source

- 1) CH1 Fitness Center is 4,200 sq ft, improvements approx. \$50 sq ft
- 2) Funding for the Clubhouse 3 Renovation in the 30-year Reserve Plan
- 3) Cost estimate from RBF's Recreation Master Plan
- 4) Third floor area for Education Center is 14,000 sq ft, improvements approx. \$100 sq ft
- 5) Main Lounge would be approx. 9,000 sq ft, improvements approx. \$350 sq ft
- 6) \$50,000 for demolition of outdoor shuffleboard and the auxiliary building. Park approx. half the size as the outdoor event space, so \$113,000 included for the park.
- 7) Estimated 1-acre area, approx. \$12.50 sq ft
- 8) 15,000 square foot gymnasium cost from RBF's Recreation Master Plan. Building will also include 7,200 sq ft of fitness area, improvements approx. \$175 sq ft
- 9) Estimate from April 3, 2012 Paddle Tennis and Pickleball Relocation subject report
- 10) Cost estimate from the 2013 Capital Plan report preferred alternative

Notes

* Projects listed alphabetically

Alternative 3: Centralize Fitness, New Gate 12 Main Lounge

Project*	RBF Plan Score	Documentation of Demand**			Pros	Cons	Projects that have a Domino Effect
		Recreation Needs Assessment	Utilization Review	Trends in Senior Communities			
Clubhouse 1 Table Tennis & Indoor Pickleball	14.2		X		Facility needs a new use once fitness center is built. Opens up 6,700 sq ft for the 3rd Floor Education Center.	Requires removal of an existing facility	X
Clubhouse 3 Improvements	15.4	X	X	X	Improves versatility of the Clubhouse 3 theater		
Clubhouse 4 Arts and Crafts Expansion	14.8	X	X	X	Repurposes unused space to an identified need	Parking will need to be expanded to accommodate the expansion	
Clubhouse 5 Drop-in Lounge	15.8		X	X	Repurposes space with low utilization to an identified need		
Clubhouse 6 Drop-in Lounge	15.8		X	X	Repurposes space with low utilization to an identified need	CH6 is only open during scheduled events so the hours would need to be adjusted for drop-in space	
Community Center 3rd Floor Education Center	16.0	X	X	X	Facility needs a new use once fitness center is built and table tennis is relocated.		X
Fitness Trails	16.6	X		X	Repurposes space with low utilization to an identified need		
Garden Center 3	16.3		X	X	Provides a facility that covers the waiting list and GC1 capacity. New facility meeting current codes.	Requires removal of an existing facility	X
Garden Center 3 Passive Park	15.5		X	X	Site synergies adjacent to Garden Center 3 and Passive Park space was identified as a demand		X

Comparison Table

Alternative 3: Centralize Fitness, New Gate 12 Main Lounge

Comparison Table

Project*	RBF Plan Score	Documentation of Demand**			Pros	Cons	Projects that have a Domino Effect
		Recreation Needs Assessment	Utilization Review	Trends in Senior Communities			
Gate 12 Main Lounge	n/a	X			Space could be designed flexible for multiple uses. New facility meeting current codes.	Requires removal of an existing facility	X
Gate 12 Outdoor Events & Park Space	14.1	X		X	Provides an outdoor event and park space in a central area, away from residential manors		X
Gate 16 Community Green / Plaza	17.2	X		X	Provides a central area to accommodate major community events		X
Gate 16 Fitness Center & Gymnasium	16.7	X	X	X	Overhead; Supervision would only be required at one facility. Central location in the Community.	Does not provide "Walkable Community" with a neighborhood fitness center. Facility would be centralized.	X
Paddle Tennis / Pickleball behind Lawn Bowling	13.3		X		Site synergies adjacent to other racquet sports & provides new courts without cracks	Possible visual and/or noise impacts to Gate 7 residents	X
Village Greens Golf Practice Area	14.1	X		X	Provides site synergies and increase the range of golf practice facilities near the Village Greens	Requires removal of an existing facility	X

Notes

* Projects listed alphabetically

** From Table 6 - Facility Needs Address in the Master Plan

Alternative 3: Centralize Fitness, New Gate 12 Main Lounge			Domino Effect
Garden Center 3, Fitness Center & Gymnasium, Table Tennis, Education Center & CH2 Park Space	Paddle Tennis, Pickleball & Golf Practice	Gate 12 Main Lounge	
Export Gate 16 Super Pad Dirt to Garden Center 3	Build new Courts behind Lawn Bowling	Construct Gate 12 Main Lounge	
Construct Garden Center 3 & Passive Park	Move Paddle Tennis & Pickleball	Remove Clubhouse 2	
Construct New Gate 16 Fitness Center & Gymnasium	Remove Existing Paddle Tennis & Pickleball Courts		
Move Fitness from Community Center & Clubhouse 1	Construct new Golf Practice Area		
Repurpose Clubhouse 1 Fitness Center to Table Tennis			
Move Table Tennis to Clubhouse 1			
Renovate the Community Center 3rd Floor to an Education Center			
Move CH2 Video Learning Labs to Education Center			
Remove CH2 Main & Auxiliary Building			
Construct Gate 12 Outdoor Events & Park Space			
Projects that don't have a Domino Effect*			
Clubhouse 3 Improvements			
Clubhouse 4 Arts and Crafts Expansion			
Clubhouse 5 Drop-in Lounge			
Clubhouse 6 Drop-in Lounge			
Fitness Trails			