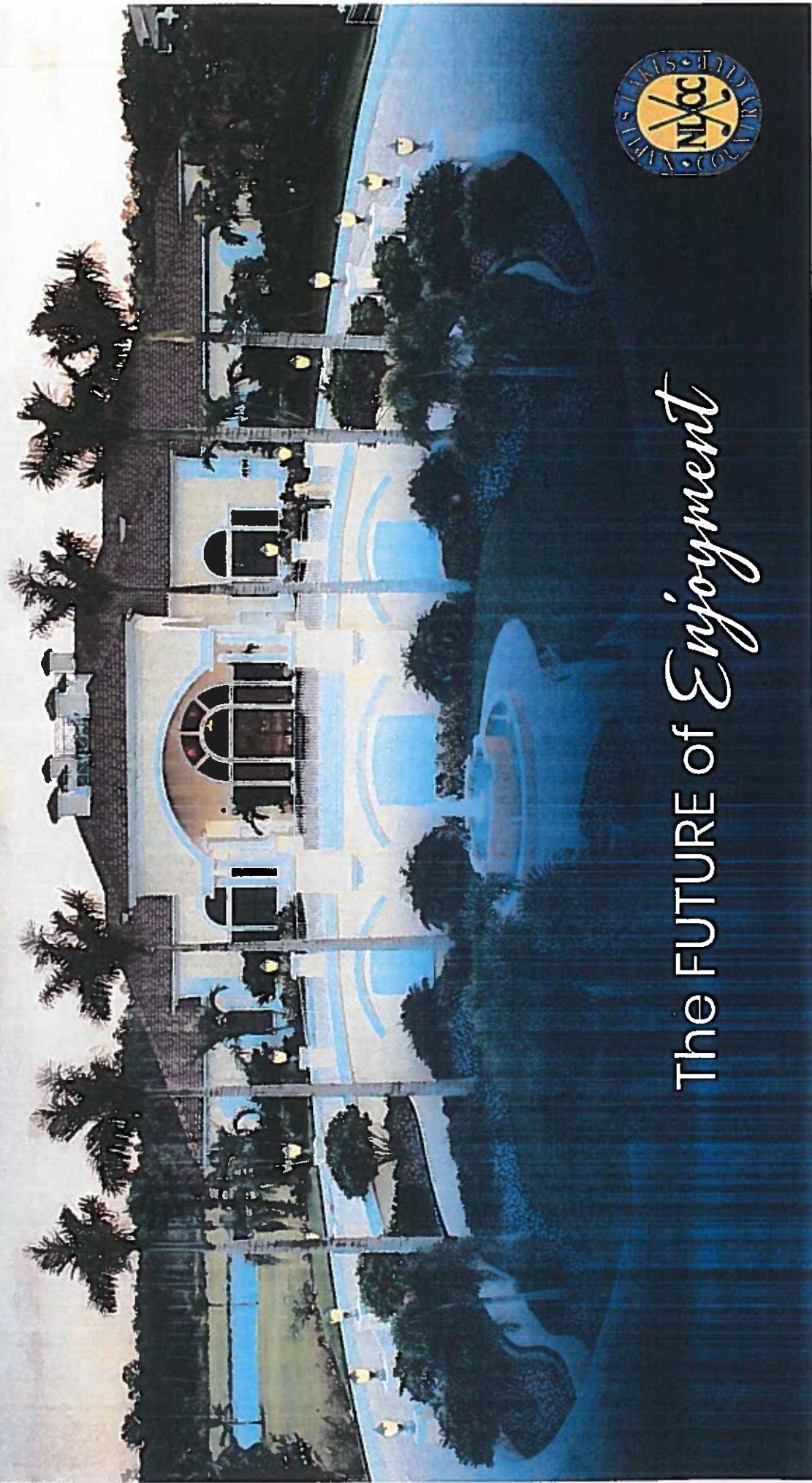
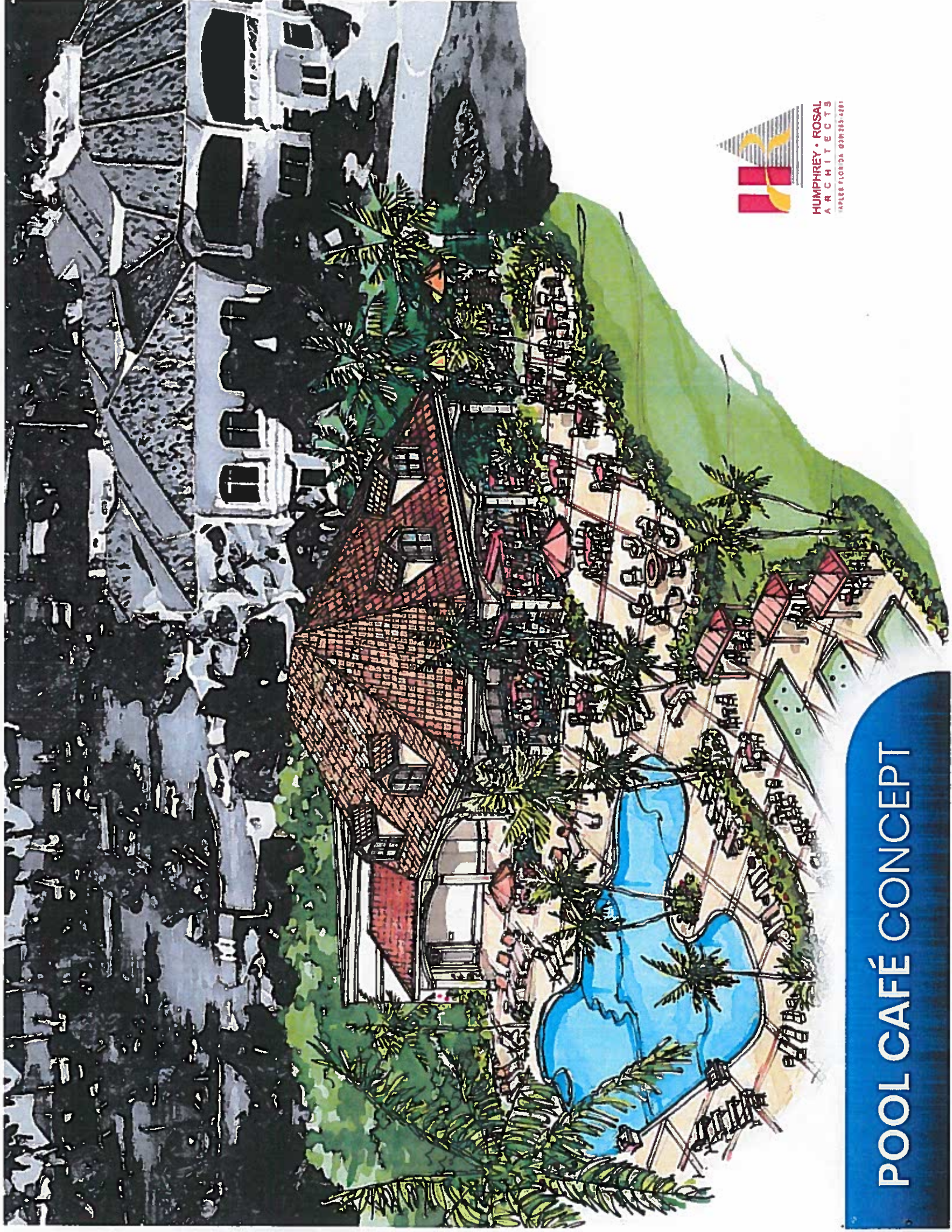


Naples Lakes Country Club



The FUTURE of Enjoyment



HUMPHREY + ROSAL
ARCHITECTS
ORLANDO, FLORIDA 32819-4471

POOL CAFÉ CONCEPT

PRESIDENT'S MESSAGE

While we have recently been recognized as the best club and community in Naples and have received many awards and honors, we cannot afford to be complacent. We must continue to look forward at projects that will not only enhance but also improve our club and community. Our Mission Statement indicates that we should strive to be the best and in order to do so, we must continue to look at improvements that will attract new members and will provide amenities that will maximize current member satisfaction.

The cabana project began several years ago when our Strategic Planning Committee began the process of developing a long-range plan. Committee members visited other clubs and communities to evaluate current and planned amenities. Comparisons to Naples Lakes were developed and various strengths and weaknesses were identified. In addition, a community-wide survey was distributed and our membership cited outside dining and additional recreational activities as two areas that needed to be improved.

The Board designated an Ad Hoc Facilities Enhancement Committee to study this and to develop plans to address these concerns. This Committee met with experts to design this plan that meets the goals defined. Numerous member meetings

were held to discuss these options and to allow residents to add input. These meetings were critical in making the project a members' plan based on the feedback received. The Committee then narrowed the options and further member meetings were held to provide rationale, artist renderings of the project, and cost estimates. This brochure provides you with the committee's recommendations for the new cabana that you will be asked to approve. A cabana virtual tour of the proposed facility is available on the Naples Lakes website.

We are now at the point of member decision. I urge you to thoroughly and carefully review this brochure and if you have questions or concerns to contact the Facilities Enhancement Committee through the dedicated email address, nlcccabana@gmail.com. If we expect to remain competitive, attract new members, fulfill our mission statement, and continue to be a successful and desirable community, I recommend you to vote yes on this major improvement project.

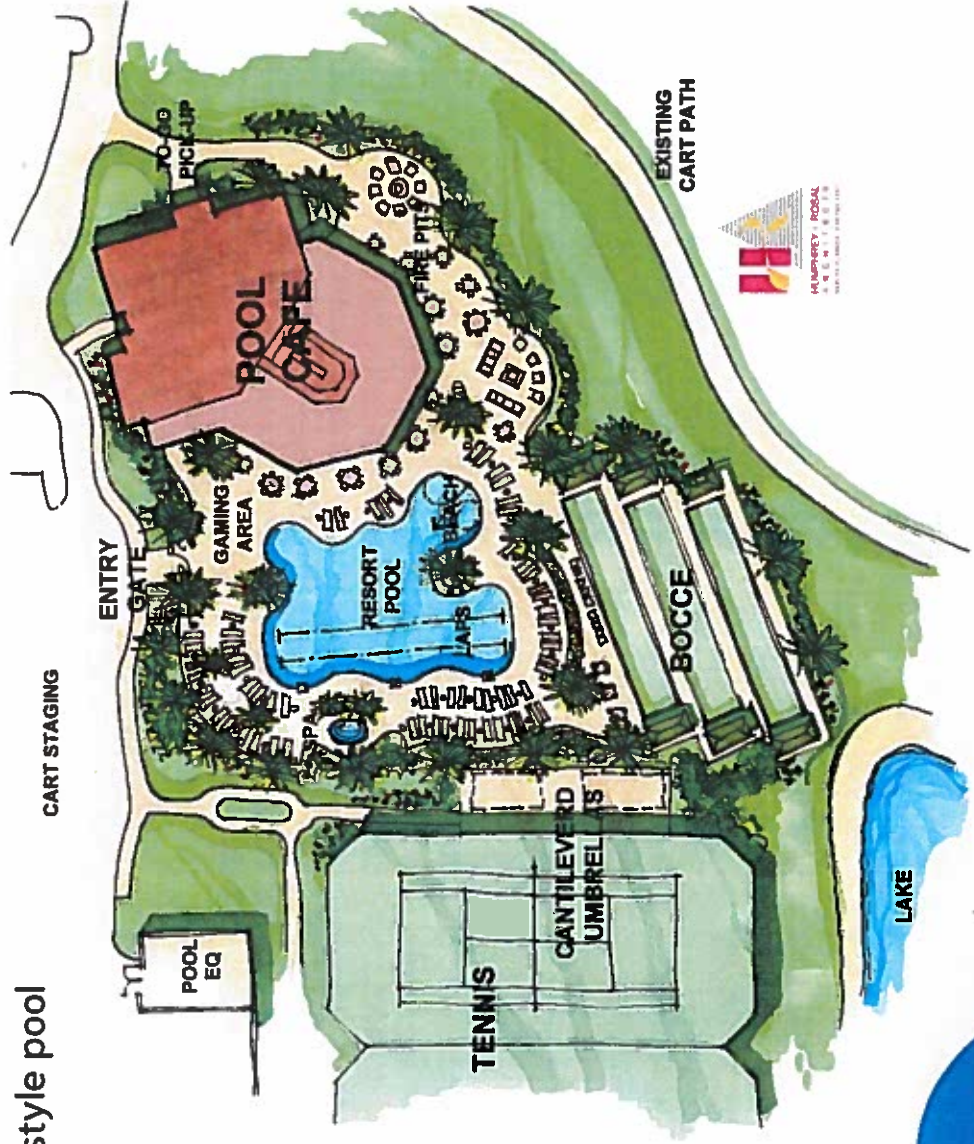
David Gee
President

“ We aspire to be the premier bundled country club community in SW Florida by providing high quality golf, tennis, fitness, dining, and social opportunities to our residents and ensuring that members are involved, committed and responsible owners. ”

Naples Lakes Country Club
Vision Statement

Project Goals

- Enhance and expand casual outdoor dining
- Increase menu options
- Create a socially interactive bar
- Offer alternative seating options
- Create a more inviting “resort” style pool
- Relocate spa
- Add bocce courts
- Provide shade options



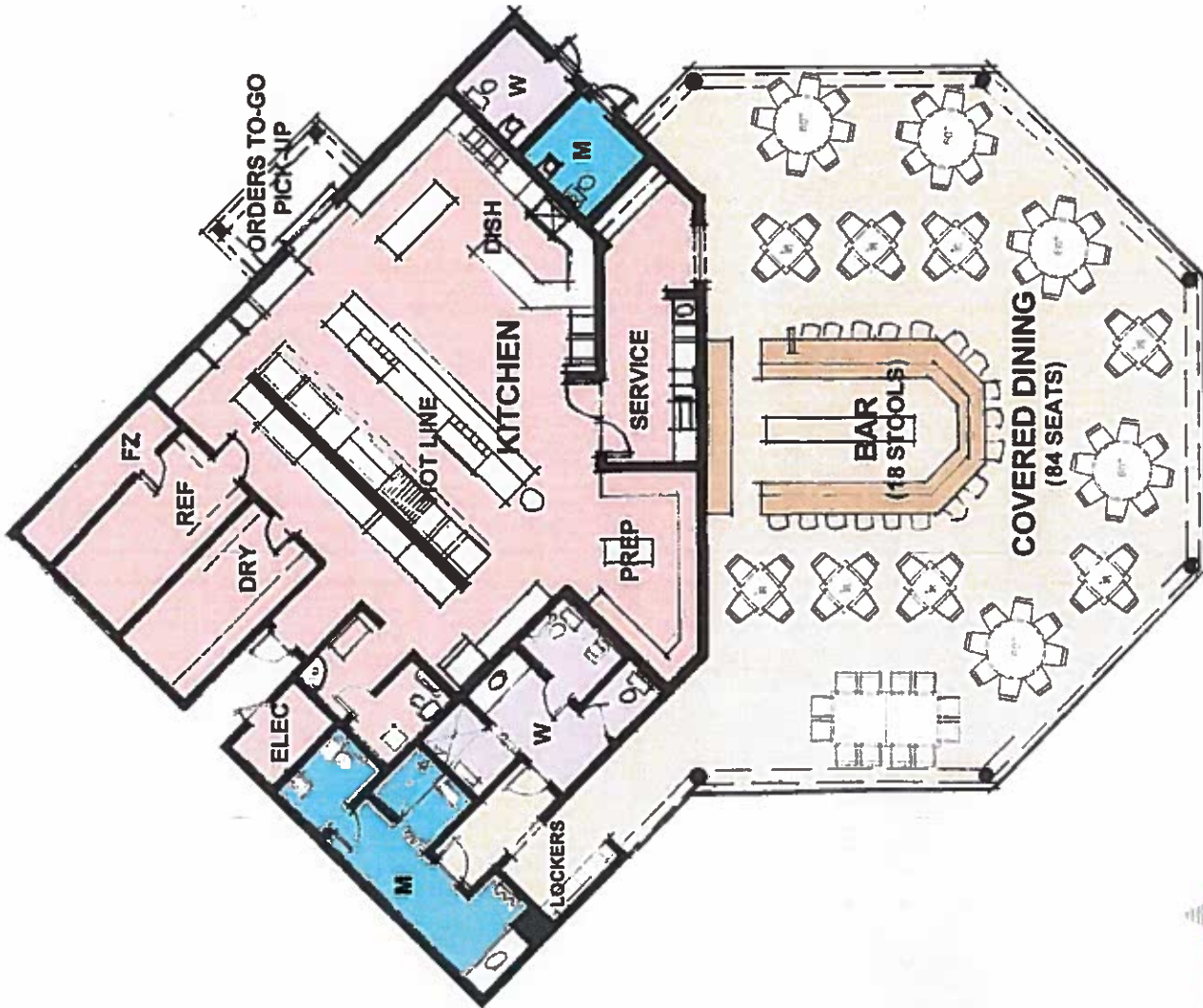
SITE PLAN CONCEPT

Cabana Objectives

- Bar seating/view
- Increase dining options
- Larger kitchen
- Screening/weather resistance
- Entertainment area
- Sound system/TVs
- Staffing efficiency
- Pick-up window

Seating Capacity Changes

	Existing	Proposed
Cabana Bar	0	18
Covered Dining	48	84
Deck Dining	0	40
		Capacity increase of 94



Proposed Days of Operation

Cabana in Season

- Lunch 7 days
- Dinner 6 nights, closed Mondays

Cabana off Season

- Dinner 1 night TBD
- Bar 6 days

Clubhouse in Season

- Lunch 3 days, Tuesday – Thursday
- Dinner 4 nights, Tuesday – Friday
- Sunday Brunch
- Bar 7 days

Clubhouse off Season

- Lunch 6 days except Tuesday
- Dinner 2 nights, Wednesday /Friday
- Bar 6 days

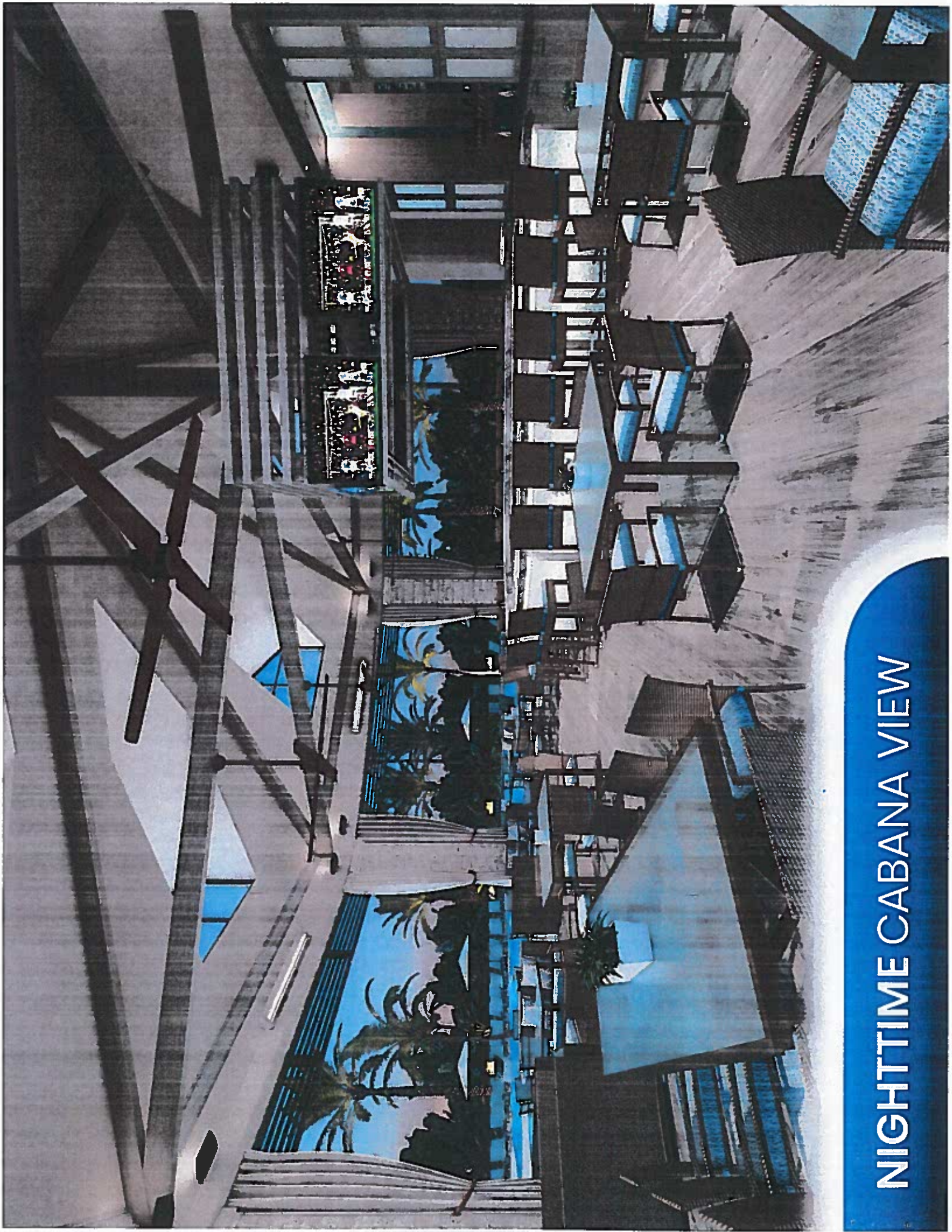
Days and hours of operation may change as membership preference is determined.



CABANA INTERIOR CONCEPT



NIGHTTIME POOL VIEW



NIGHTTIME CABANA VIEW

Project Cost

Construction Cost	\$2,558,432
Furniture/Fixtures/Equipment	704,818
Soft Costs-Fees/Permits/POS/Tech	321,750
Landscaping	125,000
Contingency	200,000
Total Project Cost	\$3,910,000
Less New Capital Fund & Reserves	710,000
Membership Contribution	\$3,200,000
Per Door Contribution	\$4,377

Project costs were developed through meetings with various design consultants and the general contractor. The estimates were prepared based on current projects underway in Naples, as well as third-party contract proposals. Various aspects of the project have been valued engineered to provide desired result while keeping costs under control.

Budget Impact Commencing 2022

The operating budget will be impacted by an additional food & beverage subsidy as overall revenues increase. Working off the 2020 approved budget, it is estimated the food & beverage subsidy will increase in 2022. In addition, total assets needing replacement reserve funding will (for the effected facilities) result in a an increased annual contribution.

Operating Budget Impact

Food & Beverage Subsidy	\$128/door/year
Reserve Funding	\$67/door/year
Annual Estimate Increase	\$195/door/year

PROJECT COST SUMMARY

Financing Plan

Unlike previous projects at Naples Lakes, there will be no upfront payments required during construction. A construction loan will be secured from our banking partners and capital and reserve funds will be available to begin funding the project. The loan will be converted to a 7-year loan upon completion at an interest rate of approximately 4.5%. Members will have the option of a single payment of \$4,377 in the first quarter of 2022 or a quarterly payment estimate of \$175 for 7 years beginning 2023. Over the term of the loan, an annual payoff option will be available to those members who have chosen the financing method. The goal of the Committee was to not add another quarterly payment to those members currently financing the Clubhouse and/or Golf Course.

Financing Schedule

12/1/2021	Project Completion
1/1/2022	Member option to pay estimated \$4,377
1/1/2022	Interest only (\$200) for those financing
12/31/2022	Final payment Golf Course loan \$175
3/31/2023	First payment Cabana loan estimated \$175
12/31/2024	Final payment Clubhouse loan \$175
12/31/2029	Final payment Cabana estimated \$175

Project Timetable

- March 2020: Membership vote on project
- April 2020–March 2021 : Complete construction documents and obtain all permits
- January 2021–April 2021: Bid review of new construction and update budget
- Close cabana and pool area and begin construction April 2021
- December 2021: Project is completed and facilities reopen

Acknowledgments

Committees & Board of Directors

- Facilities Enhancement Committee
 - Jim Johannesen, Chairman
 - Delilah Archibald
 - Carolyn DeMarco
 - Rodger Lawson
 - Dan Ludwig
 - Ed Terbell
 - Peter Vicinanza
- NLCC Board of Directors
- Finance Committee
- House Committee
- Strategic Planning Committee

Staff

- Bryan Roe
- Lorianne Cianfero
- George Quinn
- Chef Wilhem Gahabka
- Liana Melle

Advisors

- Dave Humphrey—Humphrey Rosal Architects
- Don Garrett—Garrett Construction Inc.
- Josie Presar Design—Interior Design
- Edward Don Design—Kitchen Design
- Quality IP—Technology
- Jackson Pools Inc.

Competing Community Activity

Completed

- Eagle Creek G.C.
- Forest Glen G. & C.C.
- Vanderbilt C.C.
- Kensington G. & C.C.
- Stonebridge C.C.
- Worthington C.C.

In Process

- Naples Heritage G. & C.C.
- Heritage Bay G. & C.C.
- Cedar Hammock G. & C.C. (planning)

THANK YOU

AWARD WINNING COMMUNITY



Naples Lakes Country Club

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