

**Lakes of Mount Dora Property Owners Association
Building and Grounds Committee
Presentation of Draft 2013 Master Plan**

The Lakes of Mount Dora Building and Grounds Committee presented a draft of the 2013 Master Plan on January 16, 2013. The presentation commenced at 9:30 AM.

In attendance were Cecil Thomas, Butch Nielsen, Karl Athow and Betty Messmer Manley from the Buildings and Grounds Committee; Dawn Casebeer and Gary Traina from the ARC, Mark Casebeer from the T&T Committee, three LoMD BoD members, Peter Logan, Fred Cassiello, and Joe Fenza and approximately six residents.

Cecil Thomas and Karl Athow made the presentation.

Introduction – Items Presented

- History of development of LoMD as a 55+ community, and subsequent recession and housing down turn.
- Purpose of a master plan as a living document that creates framework for development based on needs of various stakeholders, outlines physical developmental needs of community, provides direction for budgeting and future capital spending.
- Input for the master plan was based on the Pringle PUD, cross functional input from the ARC, T&T and B&G committees, input from the PUD team survey and individual residents.
- LoMD common areas listed. Common areas comprise 67% of the LoMD property.
- The remainder of LoMD PUD residential and commercial areas were described.
- The intended strategic use of the master plan for the LoMD BoD and committees as a steady point of reference with the intent that the master plan be flexible and dynamic.

Context – Items Presented

- Breakdown of residential and common ground buildings and open areas.
- Growth assumptions for LoMD residential properties
- History of LoMD, ownership and phases developed.
- Challenges of master plan; many original PUD amenities were not constructed and have not kept up with population growth, additional staffing required for expanded amenities, age of existing amenities combined with deferred maintenance, best use for Loch Leven area and need for additional entry and exit points, ongoing residential construction, pedestrian versus vehicle use and constraints of budget and limited ability to increase assessments.

Vision – Items Presented

- Vision of LoMD community includes waterfront living, beautifully landscaped, gated private community, many activities and social events.

Master Plan – Items Presented

- Guiding principles include develop and grow LoMD as an active 55+ community, with high quality recreation and activities complexes, active and passive areas in community, and Loch Leven park as one social hub.
- Features include courts on clubhouse island, Loch Leven park, RV lot, walking paths, fitness center complex and enlarging existing clubhouse.
- Land use maintains open green areas to be accessible and inviting, protects and continues to improve the quality of the lakes, improve wildlife habitat, and respects and enhances the surrounding communities.
- Specific master plan improvements for the following areas listed; LoMD Blvd and SR44 entrance, guardhouse, clubhouse island clubhouse and pool, exercise center and walking trails.
- The activity courts to include pickle ball, tennis, bocce, horseshoe, shuffleboard and croquet courts.
- A clubhouse island meditation garden.
- Specific master plan improvements for the Loch Leven park include a gathering pavilion, restrooms, dock, entry path, retention pond for wildlife, minor amenities, walking path and parking.
- Other areas included in plan: Cobblestone park, neighborhood pocket parks, walking trails, docks and boat launch, putting and pitching green, dog park and the requirement for standardized small amenities such as benches, trash containers, etc.
- Improvements included for the RV lot.
- Landscaping needs for entrances, the clubhouse and activity island, Loch Leven park, the main lakes, lakeshore, islands and conservation, NE shoreline, perimeter walking paths, Cobblestone and pocket parks, streets and sidewalks.
- The need for landscaping standards on owner maintained vacant lots, residential homes, and commercial areas discussed. The future possibility of some residential home areas having POA landscaping maintenance with higher POA assessments on these homes.
- Security and controlled access options.
- Future additional POA staffing requirements.

Implementation – Items Presented

- Master plan implementation in thirteen phases, with phases listed.
- Benefits of a master plan are cost savings opportunities of grouped construction, economic cycle timing, use of developer resources.
- The master plan should be reviewed annually to ensure progress and corrections.
- Possible funding sources listing including assessments from vacant lots, base home assessments, new homes, developer contributions, builder contributions or increased home assessments.
- Schedule of estimated cumulative funding and phased capital costs.

Break – with review of maps, drawings by attendees

Questions – Items Discussed

- Q. Fencing of entire community – A. Not included in present plan, need BoD decision
- Q. Were any potential amenities not included – A. No requested major amenities were excluded
- Q. Were screening considerations made for pocket parks – A. They will be included. Lighting is not planned for pocket parks.
- Q. Are there enough mail boxes and are there plans for additional kiosks to eliminate current and future congestion – A. A small satellite kiosk or additional units in existing kiosk will be looked at with input from Mt Dora postmaster.
- Q. Is parking included for pocket parks – A. Pocket parks are intended for local use to be reached on foot or bike – No parking is included in the plan.
- Q. What enhancements are included for the RV park – A. Hard surface for parking, fencing with a controlled access gate, potable water, lighting.
- Q. Are street lights included in the master plan – A. At present no, but they can be included in the future.

No Board of Directors decisions were made during the presentation

The presentation will be available on the lomd.net website

The meeting adjourned around 11:15 AM.