

DRAFT



# 2013 **DRAFT** MASTER PLAN FOR THE 550 ACRE COMMUNITY



DRAFT

## ACKNOWLEDGEMENT

WE WOULD LIKE TO THANK MEMBERS OF THE ARCHITECTURAL REVIEW COMMITTEE, FINANCE COMMITTEE, AND TECHNOLOGY & TELECOMMUNICATIONS COMMITTEE FOR THEIR ASSISTANCE IN DEVELOPING THIS MASTER PLAN.

FURTHER, WE WOULD LIKE TO THANK CORNELL UNIVERSITY FOR PROVIDING A CONCEPT FOR DEVELOPMENT OF A MASTER PLAN AND FOR PROVIDING A TEMPLATE FOR PLAN ORGANIZATION.

## DISCLAIMER

THIS MASTER PLAN IS JUST THAT, A “PLAN”, NOT A GUARANTEE THAT ANY OF THE AMENITIES OR IMPROVEMENTS INCLUDED WILL ACTUALLY BE CONSTRUCTED. THE BOARD OF DIRECTORS MAY MAKE CHANGES TO THIS PLAN AT ANY TIME WITHOUT NOTICE.

# **2013 LAKES OF MOUNT DORA **DRAFT** MASTER PLAN FOR THE COMMUNITY COMMON AREAS**

## **Part 1: Overall Plan**

Reviewed at Buildings and Grounds / Board of Director Workshop  
January 15, 2013

DRAFT

## TABLE OF CONTENTS (OVERVIEW)

PREFACE

1 INTRODUCTION

2 CONTEXT

3 VISION

4 MASTER PLAN

5 IMPLEMENTATION



## TABLE OF CONTENTS (DETAILED)

### PREFACE

From the Master Plan  
Development Team

### 1 Introduction

- 1.1 Purpose
- 1.2 How the plan was developed
- 1.3 How the plan is organized
- 1.4 LoMD Common areas
- 1.5 LoMD Residential areas
- 1.6 LoMD Commercial areas
- 1.7 Use of the plan

### 2 Context

- 2.1 LoMD facts
- 2.2 Grown assumptions
- 2.3 Brief history of development
- 2.4 Key challenges

### 3 Vision

- 3.1 The Vision Plan

### 4 The Master Plan

- 4.01 Principles
- 4.02 Essential features of the plan

#### THE COMMON AREAS

##### **4.1 Land Use with Stewardship of the Land and Lakes**

- 4.11 Manage the Land Areas to Be Green and Accessible
- 4.12 Protect and Improve the Lakes
- 4.13 Improve the Wildlife Habitat
- 4.14 Respect and Enhance the Surrounding Communities

##### **4.2 Main Entrance and Clubhouse Activity Island**

- 4.21 Lakes of Mount Dora Blvd. w/ Guard House / Main Gate
- 4.22 Clubhouse and Outside Pool/Spa
- 4.23 Fitness Center and Exercise Trail
- 4.24 Activity Courts
- 4.25 Meditation Garden
- 4.26 Parking

#### **4.3 Loch Leven Park Area**

- 4.31 Loch Leven Gathering Pavilion
- 4.32 Loch Leven Restrooms
- 4.33 Loch Leven Dock & Entry Path
- 4.34 Wet Retention Pond
- 4.35 Minor Loch Leven Amenities
- 4.36 Park Walking Paths
- 4.37 Loch Leven Parking Area

#### **4.4 Other Amenities**

- 4.41 Cobblestone Park
- 4.42 Pocket Parks
- 4.43 Walking Trails
- 4.44 Docks and Boat Launch
- 4.45 Fishing Pier
- 4.46 Putting and Pitching Green
- 4.47 Dog Play Park
- 4.48 Small Amenities

#### **4.5 RV and Boat Storage Area**

#### **4.6 Maintenance Complex**

#### **4.7 Community Landscapes**

- 4.71 Entrances
- 4.72 The Clubhouse and Activity Island
- 4.73 The Loch Leven Shoreline and Conservation Easement
- 4.74 The Main Lake, Islands, and Conservation Easement
- 4.75 The Northeast Lake Shoreline and Conservation Easement
- 4.76 Perimeter walking paths
- 4.77 Cobblestone and the Pocket Parks
- 4.78 Streets and walks

### **4.8 Residential and Commercial Areas**

- 4.81 Owner maintained homes
- 4.82 POA maintained homes
- 4.83 Commercial Areas

### **4.9 Other Association Responsibilities**

- 4.91 Security and Access
- 4.92 Management and Staffing

### **5 Implementation**

- 5.1 Utilize a phased plan
- 5.2 Capitalize on Strategic Opportunities
- 5.3 Persevere and Monitor Progress

### **6 Funding and Costs**

- 6.1 Funding from vacant lots
- 6.2 Funding from base home assessments
- 6.3 Funding from new homes
- 6.4 Developer contributions – in cash and in kind
- 6.5 Builder contributions
- 6.6 Funding from increased home assessments
- 6.7 Total funding over time
- 6.8 Costs by Phase

### **Acknowledgements**

### **Index**

## Preface - from the Master Plan Team Leaders

From the time the Lakes of Mount Dora was conceived in 2003, the image of a “55+ community” and the world the community’s residents will live in has changed dramatically.

People moving into a 55+ community are no longer the older retirees of the early years of this century. Many still work, either in a full time or part time status. Most are concerned with keeping fit and well to maintain an active lifestyle. Even though the Great Recession may have caused them to delay full retirement, they still desire the opportunity to have an active social life and to enjoy outdoor recreation.

The conditions that the Lakes of Mount Dora development exists in have been significantly impacted by the late-2000s financial crisis and the associated end of the housing boom. The expectation that LoMD would be “built out” by 2013 evaporated. The original developer ceased operations. With that event, the developer subsidy and developer promises to construct substantial outdoor amenities disappeared.

The owners of homes and those with deferred construction agreements in LoMD persevered and the Property Owners Association is financially sound, with no debt.

Present owners continue to want a future community that represents the premiere lifestyle they thought they were buying.

### **This plan shows what could LoMD look like in 5 – 10 years?**

This master plan is a living document that weaves together the residential, recreational, and common spaces, pedestrian traffic, lakes and islands, and future possibilities into a whole that is sufficiently capacious to realize the aspirations of the community.

The plan recognizes tensions and resident / developer / builder wants, proposes new perspectives, and shows a way forward to fund and build the amenities for a premiere “Active Adult” community. With a focus on a consistent plan, this can be achieved in the next 5 to 10 years.



# 1 Introduction

Why have a master plan and what is the purpose? How can one benefit the stakeholders in the Lakes of Mount Dora? Who *are* the stakeholders of LoMD?

The last question is perhaps the easiest to answer. The stakeholders are:

- The homeowners who have invested in single family residences in the community, whether as a personal full-time or seasonal home, or as an investment property:
- The residents who, while not an owner, through a lease or family relationship live in and become a part of our community:
- The people who have purchased a lot with intent to build a home in the next year or so:
- The developer who plans to, or has, invested significant capital with the goal of creating profitable sales to provide a fair return on his investment:
- The builders who construct and sell the homes, again with the goal of receiving a fair return for their work:
- The neighbors in Country Club, Loch Leven, Lancaster, or the Lake County contiguous area that are impacted by development at LoMD.

## 1.1

### Purpose

A Lakes of Mount Dora master plan is needed to:

- Create a framework for strategic development and decision making grounded in stakeholder needs, the realities of the physical and financial environment, and the values of the broad LoMD constituency:
- Ensure the physical Planned Unit Development evolves to meet the needs of a premier 55+ community:
- Provide a planning and decision-making structure for capital projects that is time and cost efficient:
- Provide a Board approved framework for capital expenditures to be used in annual budget development:
- Maintain the unique lakes and open space in the area while dealing effectively with growth and change:
- Manage anticipated growth to achieve the best quality of development for the Lakes of Mount Dora:
- Communicate development and plans for growth to the varied stakeholders and the City of Mount Dora:
- Provide a basis for potential owners to use in deciding if to buy / build in the Lakes of Mount Dora.

How does a Master Plan benefit the stakeholders?

- Ensures continuity of direction for development and amenities over time even with changing Board and Developer personnel:
- Shortens implementation time, once funds are available, as ARC, Finance, Buildings & Grounds, and the Board do not need to debate the need or location, as those items have already been agreed.

## 1.2

### How the Plan Was Developed

The planning process started with the initial PUD plan that the defunct Pringle Development had presented to the Planning Department at the City of Mount Dora. A cross-functional group from the LoMD Buildings and Grounds Committee, Architectural Review Committee, and Finance Committee held several meetings to consider various community needs and wants and to research costs for various options. The request from the present developer to modify the original plan for residential locations was also considered.

## 1.3

### How the Plan Is Organized

The Overall Plan defines the principles, policies, guidelines, strategies and initiatives that apply to the LoMD property as a whole. Section 2 details the facts and growth assumptions, provides a brief history of LoMD's development, and sets out the key challenges that face continued amenity construction.

The plan is guided by a long-term vision of the completed LoMD, described and conceptually illustrated in Section 3. Section 4 contains the master plan itself, beginning with principles and mapping the intended future of

the community from the land up. While this section concentrates on the areas owned in common by all individual lot purchasers, it also includes elements dealing with the residential precincts and the neighborhood commercial areas.

Section 5 has tools and recommendations to support implementation of the plan.

Section 6 concludes with estimates of plan element costs and proposals for funding during the next decade.

## 1.4

### LoMD Common Areas

The Lakes of Mount Dora Common Areas include

- Our clubhouse and activity island with the clubhouse, pool, spa, activity courts, and exercise trail:
- The Loch Leven park area:
- The Cobblestone park area:
- Several small “neighborhood pocket park” and POA “open space” areas:
- The passive recreation area at the SE corner of the development:
- Our 178 acres of lakes:
- Ten islands within the lakes:
- Three conservation easements:
- Our two mail kiosks and information board areas:
- The areas along Lakes of Mount Dora Boulevard including the front entrance, main gate, and guardhouse:
- The areas along State Road 44 and Britt Road, including space for a walking trail:
- The recreational vehicle and boat storage area:
- A maintenance lot:
- Ten landscaped cul-de-sac areas:
- The roads and sidewalks.
- Our main irrigation system including pumps, distribution mains, and controllers.

## 1.5

### LoMD Residential Areas

The residential areas in Lakes of Mount Dora include 530 platted single family detached home lots ranging from 1/8 acre (5720 sq. ft. as a narrow 44' wide lot) to 2/3 acre (28,500 sq. ft. as a large pie shaped lot). A further 420 single family detached home lots of similar size are planned as part of the present Planned Unit Development agreement. The developer has asked the POA to consider supporting an increase of 54 lots in exchange for increased developer contributions for future amenities.

Homes are designed for the “active adult 55+” market and, with rare exceptions, have a single floor living area with features that make life easier for those who are dealing with the reduced capabilities associated with aging. Home exteriors are planned to require little maintenance. The home sizes range from a minimum of 1200 sq. ft. to over 3000 sq. ft. All homes have at least a two-car garage and a two-car driveway.

Residential lot turf is required to be Empire Zoysia as it is heat tolerant and has a low water need compared to other traditional Florida turf. A maximum of 65% of the pervious area of a home may be sodded. Plantings are to be consistent with the Florida Friendly Landscape requirements developed by the University of Florida.

## 1.6

### Commercial Areas

The commercial areas in Lakes of Mount Dora consist of two parcels totaling about eight acres located off Lakes of Mount Dora Boulevard near State Road 44. These are planned to have a maximum of 80,000 sq. ft. of Neighborhood Commercial buildings.

## 1.7

### Use of the Plan

Once approved by the Lakes of Mount Dora Board of Directors, this plan should be considered the agreed strategic direction that the community will use to add and provide major improvements to the common areas. The plan gives the Board a steady point of reference for any land use-related actions. The committees supporting the Board including Finance, Architectural Review, and Buildings and Grounds, should base their recommendations on the land use shown in the plan.

To remain viable, the Master Plan must be flexible and dynamic. It has to be able to respond to change as well as guide change. Thus the plan will need to be evaluated and amended periodically (must be reviewed at least every five years), particularly if there is a significant change in the growth rate or major national economic change. However changes to use of any land areas should occur after a plan review and approval of a changed Master Plan, rather than being processed as variances or exceptions.

## 2 Context



To set the stage for the Lakes of Mount Dora master plan, this section includes important information that impacts any plan for continued expansion and enhancement of the development. This includes basic facts about the community, historical development information, and growth assumptions.

The most valued elements of the neighborhood are highlighted, both in terms of value to the residents of LoMD and in terms of the perceived value to potential customers of the builders selling vacant lots.

Issues and opportunities are identified. The master plan attempts to address these issues and the key challenges that conclude the section.

## 2.1

### Lakes of Mount Dora Facts

The Lakes of Mount Dora is a Planned Unit Development (PUD) within the City of Mount Dora.

- The development is built on a plateau approximately 170 feet above sea level, although some residential areas are only 145 feet above sea level.
- The LoMD 550 acres represent about 15% of the area of the city.
- At build-out, the ~2000 residents of LoMD will also be about 15% of the population of the city.
- Of the ~ 550 acres, only 33%, or ~175 acres are designated for use for buildings.
  - 150 acres are planned for residential use for about 1,000 single family homes.
  - 15 acres are designated for the clubhouse and activities island
  - 8 acres are planned for neighborhood commercial use.
- The remaining ~375 acres, or 67% of the total area, are planned for various “open space” uses.
  - 165 acres of natural and man-made lakes
  - 210 acres of “open to the sky” space for recreation and park use, natural habitat areas, roads, and parking.



## 2.2

### Growth Assumptions

While residential homes were built at a rapid rate during the 2006 – 2008 timeframe, construction slowed dramatically during the Great Recession and the associated mortgage financing crisis.

For purposes of master plan development, a conservative forecast for growth from 2013 onward has been used. This forecast assumes that Pringle Homebuilding Group will continue construction in Phases I and II and that Medallion Home of Mount Dora will continue the development and construction in the remaining Phases III and IV per their requested PUD changes. It also assumes that a small number of lots will not be built on due to their narrow size or location.

<u>Time Period</u>	<u>Average Platted Lots</u>	<u>Average Vacant Lots</u>	<u>Average Homes</u>
2013	547	174	373
2014	596	192	404
2015	627	183	444
2016	626	136	490
2017	654	111	543
2018	717	118	599
2019	750	97	653
2020	782	75	707
2021	852	91	761
2022	905	93	812
2023	962	61	901
2024	1004	14	990

This page intentionally left blank

## 2.3

### Brief History of Development

The Planned Unit Development Ordinance for the Lakes of Mount Dora was initially approved by the City in August, 2004. The developer was PMR Corporation (Pringle Mount Royal) and the builder was Pringle Development. The PUD allowed the developer to transform a 550 acre cow pasture into either a golf course development or a lakes community. Soon, PMR settled on the lake option. In late 2004, Pringle set up a sales trailer at the front and commenced sales operations.

The Phase 1 area (lots 1 – 215) was developed in 2005 and was platted in January 2006. With the real estate boom, development of Phase 2 (lots 216 – 498) quickly followed and it was platted in August 2006. An initial section of Phase 3 was developed, but not platted.

Then the real estate crisis developed, followed by the Great Recession. Land development stopped and home construction slowed to a crawl. In 2010, Pringle and its associated companies ceased operations. However, the developer appointed Board of Directors continued to operate the Property Owners Association.

In April, 2011, Medallion Home acquired the unplatted land and became the developer. In June, 2011, they platted the first section in Phase 3 (lots 499 – 530). In January, 2013, they commenced development of Phase 3B (lots 531 – 664).

## 2.4

### Key Challenges

- **Provide Amenities Included in the Original PUD and Pringle Plans**
  - While residential development and home building has continued since 2007, there has been very little construction of purchaser expected amenities such as tennis courts, docks or RV / Boat storage lots. There also has been only minimal improvement of amenities at the clubhouse and pool area. The amenities are not keeping up with population growth. The vision of an active boating and fishing community has yet to be fulfilled.
- **Staffing To Provide Appropriate Support For Growing Active Adult Community**
  - The plan for having an on-site Activities Director to plan, schedule, and manage activities and social events has yet to become a reality. As the community grows, added personnel will be needed for the Association Manager to maintain the expected level of office and maintenance operations.
- **Improving Maintenance and Operations**
  - The ability to use a major amenity, the pool / spa, has deteriorated since 2007, as the pool is no longer heated year round and pool furniture has deteriorated and not been replaced. The issue of deferred maintenance for the clubhouse, lakes, landscaping, roads, and infrastructure is coming to a head, as most were installed six to seven years ago.
- **Making the Best Use of Strategic Land at the Loch Leven Area**
  - The Loch Leven park area and access are of considerable value to the community. The footprint for amenities, parking, and access to this area must be designed for best resident use of this amenity.
- **More Entry / Exit Points Are Needed**
  - The ingress / egress experience for residents has deteriorated significantly since 2007 with the loss of use of both the Airport Road and Strathmore Circle roads. At the same time, the number of vehicles using the single access point has increased.

- **Continuing Development and Homebuilding Without Adversely Affecting Residents**
  - Development of vacant land creates noise, dust, heavier traffic on our main roads, and inconvenience to both LoMD residents and those of surrounding communities. Ways are needed to minimize these inconveniences so citizens will continue support of development.
- **Conflict Between Vehicle and Pedestrian Use Is Becoming An Issue**
  - With a larger population, increased construction, no construction entrance, and only one vehicle entrance, there are increased conflicts between vehicles and bicycles / pedestrians using the roads. While the PUD requires *all* roads to have sidewalks on both sides, this has not been the reality.
- **Limited Ability To Increase Assessments For Needed Improvements and Maintenance**
  - The prior Developer contributions provided a false idea of future assessments for some residents. While the PMR was subsidizing the operating budget, in some years up to 33% of the costs, owners acquired a false perception of the real cost of operations and the associated assessments. Further, the inclusion of irrigation water and cable / broadband services in the assessment artificially inflates the monthly assessment when compared to other communities where those costs must be paid in addition to the association dues.

DRAFT

## 3 Vision

### 3.1 The Vision Plan

What is the vision for the Lakes of Mount Dora? The following phrases describe what the community is, or is planned to become:

- Waterfront living in a development with the majority of homesites on the water with sparkling lakes;
- A gated, private community of quiet tree-line streets and beautifully manicured landscaping;
- A community with elegance and charm;
- A development designed for active adults to live their best life;
- A community with activities including swimming, fitness trails, boating, and various court activities;
- Emphasis on water and boating in the community;
- A place with many social activities and ways to relax with friends;
- An on-site Activities Director with a comprehensive schedule of fun activities.

DRAFT



## 4 Master Plan

### The Common Areas

The Lakes of Mount Dora Master Plan begins with five fundamental principles and an overview of the essential features of the plan. The framework established by the plan will help ensure the principles and essential features are supported as the community grows and evolves.

#### **4.01 Principles**

- Develop and grow the community as an “active adult” 55+ community with well-planned recreational areas and open space:
- Provide high quality recreation and activities complexes:
- Concentrate most of the “active” sports at the clubhouse and activity island:
- Provide for “passive” activities around parts of the community’s perimeter:
- Create an open air social hub at the Loch Leven Park.

#### **4.02 Essential Features of the Plan**

The essential features of the plan include:

- Construction of courts for outdoor activities on the clubhouse and activity land:
- Developing a park with large gathering hut and rest rooms at Loch Leven:
- Finishing of the RV / boat / trailer storage area and maintenance lot:
- Construction of walking / biking paths and “neighborhood pocket parks”:
- Addition of a fitness center building with indoor heated lap / fitness pool:
- Enlarging two clubhouse areas and repurposing two existing clubhouse rooms to provide more space for indoor social events, cards, games, club / activity meetings, and operations.

## 4.1

### Land Use with Stewardship of the Land and Lakes

The built-out LoMD is planned to be a complete community ensuring easy access to a range of daily amenities and recreational opportunities close to residential areas. This will facilitate resident interaction, place-making, community-building and walking, and can improve the quality of life for residents.

Environmental health, personal wellbeing, and community-building are promoted through a well-designed and interconnected network of open spaces.

#### 4.11 Manage the Land Areas to Be Green and Accessible

The extensive open areas are part of the appeal of the Lakes of Mount Dora. There are open areas from State Road 44 into the clubhouse and activity island, from Gaslight Way to Cobblestone Road, from the Country Club Lane along the south and east perimeters to near Pawtucket Pass, and from the Bridgeport Bay Circle cul-de-sac along Britt Road and State Road 44 back to the front entrance. These open places support informal interaction and meetings and provide opportunities for recreation and enjoyment of the natural environment.

There are also large open park areas including part of the clubhouse and activity island, the Cobblestone Park area, and the Loch Leven Park area. Further, there are many areas for neighborhood pocket parks including on Gaslight Way, on Pawtucket Pass, on the north part of Bridgeport Bay Circle, and off the possible Sturbridge Lane area in the southwest section.

It is important to keep these green areas accessible and inviting to support informal interaction between residents. This will require addition of small amenities such as benches, trash containers, along with ongoing and increased landscape maintenance.

#### 4.12 Protect and Improve the Lakes

The three lakes (the NE natural lake, the large main lake (Lake 200), and Loch Leven) along with the wet detention ponds are also a key part of LoMD's appeal. These resources must be protected against threats to water quality such as nuisance algae blooms, excessive weed growth, fish kills, sedimentation, and pollution from common lawn and garden chemicals and our street drains. Further, we need to protect the scenic quality of our shorelines and the loss of fish and wildlife habitat through improper use and development. To minimize undesirable lake weeds, we may periodically need to restock the weed eating carp.

#### **4.13 Improve the Wildlife Habitat**

As the number of homes grows, we have an associated decrease in land available for wildlife. To offset this we will need to provide a richer and more nutritious habitat in the green spaces for the birds and other wildlife. This will require well planned integration of trees, shrubs, and native plants that can serve both at living habitat and food sources. This should be planned and initiated early in the development cycle, so the plantings in islands and wildlife land areas have time to develop before the planned residential areas are developed.

#### **4.14 Respect and Enhance the Surrounding Communities**

The surrounding communities including the Country Club of Mount Dora, Loch Leven, Lancaster at Loch Leven and the Lake Country owners of homes on Marshal Road and Britt Road are our neighbors and are impacted by development and activities at Lakes of Mount Dora. As good neighbors, we should minimize our impact on their lives and maintain and improve property values. In addition to maintaining our perimeter property which abuts these neighbors, in some areas we will have to provide screening shrubbery or fences. In areas of development, dust control and consideration to not have excessive construction noise will be needed.

## 4.2

### Main Entrance and Clubhouse Activity Island



#### 4.21 Lakes of Mount Dora Boulevard and Guard House / Main Gate

The drive down Lakes of Mount Dora Boulevard to the guard house and main gate provide the initial impression of the Lakes of Mount Dora. From a real estate sales point of view, this is our opportunity to show the “curb appeal” of a premier residential community.

To meet this goal, the landscape, signs, guard house, and gates must be visually appealing, colorful, and have an ongoing superior level of maintenance. Signs and sign posts should have a consistent shape, color, border, and be representative of an up-scale community. Investments in premium landscaping and hardscaping at the front set the tone for the entire development and provide a good impression for potential buyers and visitors. This can also help to keep and increase property values.

Part of an appealing entrance is daily review and maintenance to insure that all trash / litter and unauthorized signs have been picked up, dead flower heads have been removed, and that the entrance readers, keypads, and gates are functioning as designed. It is upsetting to a potential buyer, visitor, or resident when they cannot gain entrance due to an equipment malfunction.

As the community population grows serious consideration must be given to improving security by having the front gate manned by a security guard. This can facilitate traffic entrance / exit and reduce the risk of theft and vandalism, as well as potentially enhancing sales of the remaining lots.



#### **4.22 Clubhouse and Outdoor Pool / Spa**

The clubhouse activity island represents the focal point for Lakes of Mount Dora activities and social events. The main clubhouse building, with the large social hall and accompanying kitchen can be used for many different activities.

As the population of LoMD triples from the present level to about 2000 people, there will be greatly increased demand on the social hall. Events such as holiday parties may need to greatly limit participation unless there is an expansion to the hall. An expansion could be made by extending out the south window wall to increase capacity and create another multi-purpose use area. As the LoMD population increases, the ability to divide the existing social hall into three meeting rooms (two ~34' x 38' and one ~34' x 76') will be used more often to accommodate different group activities at one time.

This increased social hall use will lead to a need for improved video projection and sound facilities to allow multiple uses, as is done in large hotel and convention multi-use facilities. Further, a location to store tables and chairs outside of the social hall will need to be constructed. This storage area should be constructed off the kitchen area.

With the ready availability of w-fi connected notebook computers, tablets, and smartphones, the use of and need for a dedicated general use computer room has greatly decreased since it was planned. The computer room should be repurposed to provide partitioned office space for the Association Manager, an Administrative Assistant, a volunteer worker, and for needed file space. This location near the front entrance is more appropriate for visitors and residents who need to deal with the management office. The existing manager office could be used for a working maintenance / grounds / irrigation supervisor. The existing outer office should be repurposed for two or three general use computers.



As discussed in the next section, the exercise room should eventually be relocated to a fitness center. The room could then be repurposed to provide a club activity room, a hallway to restrooms from the pool area, and a storage area.

At the rear of the clubhouse, the large pool and spa will see more use with the associated need for more chairs, tables, and loungers. Shade structures should be installed to provide for more enjoyable use. Better access to restroom facilities from the pool area should also be constructed.

The large, open to the air, pool is presently heated by natural gas units. These are very expensive / unaffordable to operate during the October – March months, as the heat dissipates into the cold night air. There is not enough clubhouse roof space to provide sufficient solar heating for the pool. Alternatives include adding a smaller enclosed and heated pool and / or developing a geothermal heat source for the large pool.



#### **4.23 Fitness Center and Exercise Trail**

The clubhouse and activity Island includes a quarter mile paved walking / running trail around the perimeter that is interspersed with ten LifeFitness exercise stations.

An additional building may be located to the west of the present clubhouse to house a health club and enclosed heated pool. This approximately 10,000 square foot facility (100' x 100') would include a yoga and aerobics room, weight room, men's and women's locker rooms with separate saunas, a massage room, storage for sports and court equipment, an activity manager office, along with an indoor water aerobics and lap pool.



This building allows for a smaller enclosed pool which can be heated at a reasonable cost and used during inclement weather. Relocation of the existing weight room and fitness room equipment from the clubhouse will allow those clubhouse spaces to be repurposed for other uses as the LoMD population increases. This would also provide an appropriate location for tennis, pickleball, and bocce ball court equipment and maintenance items.

The Master Plan reserves space for this fitness center. While construction of this building may be deferred until near development build out, it is essential that the space for the building footprint be reserved now.

## 4.24

### Activity Courts

Bocce courts and tennis courts were planned as part of the initial development of LoMD, but due to the Great Recession, were not constructed. Both present and future residents have expressed a need to have activity courts constructed in the near future. With the growth of pickleball and the relative decline of tennis by the 55+ population, space for pickleball courts must be incorporated in the plan.

The activity area of the clubhouse island includes space for several different court activities including bocce, pickleball, horseshoe, and tennis courts. As courts for an activity are installed, they should protect for rather than impinge on the footprints for other planned courts.

There are common design sun shelters and benches for each different style court. Further, any fencing, wind screens, signage, exterior lighting, and landscaping should have common design and color elements to provide an overall harmonious theme. Lighting should be controlled at the courts with a master night shutoff time. To manage access, fenced court entrances may have LoMD proximity card readers.

#### **Pickleball Courts**

A pickleball court with some space on the sidelines for benches or spectators needs a minimum rectangle of 60' x 30', or one quarter the size of a typical tennis court pad. Because of the popularity of the game, the Master Plan reserves space for up to eight pickleball courts on the northwest section of the island.

#### **Tennis Courts**

Tennis courts typically are a rectangle 120' x 60'. The Master Plan reserves space for two tennis courts on the north section of the island, just south of the Pickleball court area.



### **Bocce Courts**

A Bocce court to meet the U.S. standards needs to be 76' long x 12' wide. In addition, space needs to be provided for benches, spectators, and maintenance equipment. The Master Plan reserves space to construct four bocce courts on the south area of the island, west of the large pool. At least three courts are required in the Central Florida area for inter-community traveling team play.

### **Horseshoe Courts**

Horseshoe pitching courts are a rectangle 50' x 10', plus space for benches and spectators. If two courts are side by side, an additional 2' minimum space is needed between the courts. The Master Plan reserves space for two horseshoe courts at the southwest corner of the island, to the south of the tennis court area.

### **Shuffleboard Courts**

Shuffleboard courts are a rectangle 39' x 6', plus space for benches and spectators. If two courts are side by side, an additional 2' minimum space is needed between the courts. The Master Plan reserves space for two shuffleboard courts between the horseshoe and tennis court areas.

### **Croquet Court**

Croquet courts are either 100' x 50' or 105' x 85'. The game is played on a level turf surface and has little cost for installation. The plan reserves space for a Croquet Court to the east of the pool area.

DRAFT

#### **4.25 Meditation Garden**

A space is reserved on the east side of the clubhouse island for a quiet meditation garden.

#### **4.26 Parking**

Parking spaces for 190 cars and 30 golf carts is already installed on the clubhouse and activity island. As the community grows, additional smaller spaces for golf carts will be required, as well as a larger area for bicycle racks. Space is reserved on the Master Plan for these uses.

## 4.3

### Loch Leven Park Area

The Loch Leven Park area with the sweeping view of Loch Leven has been a major planned amenity at Lakes of Mount Dora from the initial development plan. The concept included a large gathering pavilion, gazebos, picnic tables, and a small dock.

In late 2011, the new developer, Medallion Home, asked the Property Owners Association to consider reducing the park size and waterfront size in exchange for added developer sale based contributions that could be used to fund construction of amenities. The Master Plan provides for park amenities that could apply to either option for development.

#### 4.31 Loch Leven Gathering Pavilion

A 3000 – 5000 sq. ft. under roof Gathering Pavilion is included in the Planned Unit Development agreement. The Master Plan includes an ~64' x 48' (3072 sq. ft.) pavilion on a concrete pad, with room for a larger unit. This pavilion would be a multi-use area for club meals and activities, social events, card playing, and general use. A backdrop and raised stage area could be located at one end. This size pavilion could accommodate 150 to 200 people. Electricity would be provided for sound equipment and lighting.

#### 4.32 Loch Leven Restrooms

Restrooms will be needed to support activities at the park and gathering hut. The Master Plan provides for locating restrooms toward the north end of the park between the Gathering Pavilion and the wet retention pond. Low maintenance restrooms similar to ones recently installed by the City are planned.

#### 4.33 Loch Leven Dock and Entry Pathway

An eight place dock for carried in small boats (e.g. kayaks, jon boats) is planned, providing permits can be obtained. An elevated walkway will be required over the conservation easement area at the edge of the lake. A pathway from the walkway to the street is also planned.

The POA will need to develop a plan to indicate on each of the eight dock spaces that a boat temporarily associated with that space is on the lake. This is because LoMD residents are limited to a maximum of eight boats on the lake at one time. Boats are limited to a maximum of 25 hp.

#### 4.34 Wet Retention Pond (#300)

A large wet retention pond will be located on the north side of the park, near the Loch Leven development property line and fence. Appropriate Florida Friendly landscaping will be installed on the west and south sides of this wet retention pond to provide habitat for birds and other wildlife.

#### **4.35 Minor Park Amenities**

Gazebos and other minor park amenities such as POA standard fixed in place benches, 4-seat tables, larger tables, bicycle racks, trash and dog waste receptacles, and pavilion equipment storage are planned. Location of these minor amenities will be determined once the overall park size and design are agreed by the POA Board.

#### **4.36 Walking Path**

A walking path within the park near the conservation easement is planned. If the Developer's requested park size change is approved, an additional walking path is planned on a 40' wide interior greenway on the inside of Wallingford Loop. This path will provide easy and visually pleasant walking access from near Bridgeport Bay Circle to the Loch Leven Park area.

#### **4.37 Parking at Loch Leven**

Since the Loch Leven Park is within walking distance of more than 50% of the LoMD homes, many users will elect to walk or ride bicycles to the park. A small parking area for five vehicles and twelve golf carts is planned. In addition there is on-street parking for twelve vehicles along the wet retention pond area.

## 4.4

### Other Amenities

#### **4.41 Cobblestone Park**

The POA owns a 1.67 acre undeveloped irregularly shaped tract near Cobblestone Road behind the proposed Fire Station. This parcel is planned to be developed into a park with trees, shrubs, Florida Friendly plants located to soften the visual appearance of the Fire Station site. An approximately 800' walking path with benches and waste containers is planned for this site.

#### **4.42 Neighborhood "Pocket" Parks**

Pocket parks provide greenery, a place to sit outside, and sometimes a single table and chairs. There are several POA sites within Lakes of Mount Dora that are suitable for development into neighborhood "Pocket" parks. These include a ½ acre site on Gaslight Way, a ½ acre site at the North end of Bridgeport Bay Circle East, and a site on Hamden Way. These sites are potential areas for informal neighborhood conversation and pickup card games. Fixed 4-seat tables and benches are planned for these areas, along with planting of trees for shade and small shrubs.

#### **4.43 Walking Trails**

Walking trails are common amenities in Active Adult communities. Such trails promote physical activity, fitness, and good health. They also make homes more marketable as they are a top level desired residential amenity according to a survey by the National Association of Homebuilders and National Association of Realtors.

In addition to the trail on the clubhouse and activity island, a 0.6 mile trail is possible from Gaslight Way to Cobblestone Road, a 1.1 mile trail is planned along the SE corner outside the power line easement from Pawtucket Pass to Country Club Lane, and a 1 mile trail is possible from the Bridgeport Bay Circle exit at Britt Road to run north on Britt Road and then west along SR 44 to the front entrance.

These four trails will offer LoMD residents multiple appealing areas for walking and bicycling.

#### **4.44 Docks & Boat Launch**

In addition to the previously discussed dock at Loch Leven, two general use T-shaped docks should be installed at the south end of the clubhouse and activity island to accommodate those residents who want to travel to there from their waterfront residences. These floating dock amenities will contribute to the appeal of LoMD as a “lake” community.

Near term resolution of the issues associated with private dock construction behind waterfront lots is also important to the vision of LoMD being a “lake” community. The solution to this will require both a PUD wording change and a change to the Covenants, Conditions, and Restrictions, which can more easily be done while the developer controls the community.

The community has an existing boat launch and dock off Gaslight Way. As the community docks at the clubhouse and activity island are installed and the solution to private docks is implemented, the work boat should be moored in such a way that other boats can use the Gaslight Way dock to pick up / drop off passengers. Short term parking space should be provided either along Gaslight Way or outside the RV / Boat Trailer lot for residents who have launched boats into the lake



#### **4.45 Fishing Pier at the Northeast Lake**

A fishing pier extending into the Northeast lake has been part of the plan for LoMD since it was decided that the development would be a lake rather than a golf course community. This pier should be constructed near the end of Bridgeport Bay Circle.



#### **4.46 Putting and Pitching Green**

A putting and pitching green is a low impact amenity with a relatively small footprint. The Master Plan includes space for a multi-hole putting green on a 120' x 120' area in the SE corner of the development.

This amenity will require irrigation so changes to the St Johns River Water Management District (SJRWMD) Consumptive Use Permit (CUP) will be required. A putting green will also require regular mowing, so it is not planned for construction until the POA is almost built-out and has a larger maintenance staff.

#### **4.47 Dog Play Park**

Many residents have expressed a desire to have a dog play park within the community. Space is included for a fence 120' x 200' dog play park on the East side of the community, at the North end of the power line easement. The power line easement specifically permits the land owner to fence and use the easement area for recreational uses and to plant citrus trees within the easement. This area will include benches with the standardized POA shade structures, waste containers, and a potable drinking water source for people and dogs.

#### **4.48 Small Amenities**

Various small amenities such as benches, outdoor trash containers, sun screens, and low level lighting, will be required as the outside area of the clubhouse and activity island, Loch Leven Park, Cobblestone Park, pocket parks, and at the RV / Boat lot. These should be standardized in design and color to provide lower cost and a more upscale appearance to the community. This will also reduce future maintenance and refurbishment costs.



## 4.5

### Recreational Vehicle and Boat Storage Lot

LOMD has an unpaved area off Gaslight Way that is planned and permitted as an area for recreational vehicle and boat storage. This area will be internally divided to provide a section for large RV and a section for smaller RVs and boats / boat trailers.

The area for large RVs will have heavier paving to allow for their greater weight. It will be placed at a perimeter of the total lot area and laid out so space is protected for resident owned RV shade structures. Because the ownership and use of large RVs has substantially decreased over the last fifteen years, this area will only use about 25% of the lot space.

The remaining area will be used for small RVs and boats / boat trailers. This will have smaller spaces.

The entire area will be fenced and gated with chain link fencing on the sides and rear lot line. The front perimeter will have a 6', or possibly 8' vinyl fence with exterior landscaping to provide an enhanced visual appearance. The interior will have some minimal security lighting consistent with the Dark Sky requirements of the PUD. These enhancements may be installed separately and later than the paving.

Residents with RVs and boat trailers have generally advised that they would be agreeable to a small monthly fee (\$5 - \$10) to cover lot operating and part of the security costs.

## 4.6

### Maintenance and Equipment Storage Complex

A maintenance and POA equipment storage complex is planned off Gaslight Way to the right of the RV / Boat lot. This area will be fenced and gated with a separate entrance. It will provide a secure area for POA vehicles, maintenance equipment, and supplies as well as providing an area where tables, benches, signs, and other items can be refurbished outside of the normal resident use areas.

## 4.7

### Community Landscapes

#### **4.71 Entrances**

The front entrance is the gateway to Lakes of Mount Dora. To reflect the up-scale community status, the front entrance and Lakes of Mount Dora Boulevard should have a high level of landscape maintenance with frequent attention to keep the flowers and shrubs in top condition. This will be visually appealing to the residents and promote pride of community. This care will help maintain property values and promote sales.

#### **4.72 The Clubhouse and Activity Island**

This area is the hub of our community and should have well maintained and appealing landscaping. As courts are added, appropriate shrubs and plantings will be required to soften fences and provide an upscale appearance.

#### **4.73 The Loch Leven Shoreline and Conservation Easement**

The Loch Leven park and shoreline will become a key amenity in our community. It will require an initial installation of sod, flowers, shrubs and trees in the park. The shoreline for a depth of about 90' is a conservation area. It will require routine maintenance to remove invasive and non-natural vegetation while maintaining the native plants, shrubs, and trees.

#### **4.74 The Main Lake, Lakeshore, Islands, and Conservation Easement**

The lakes must be maintained to meet the St. Johns River Water Management District cleanliness requirements and to prevent weed growth that impedes recreational boat and fishing use. As the POA owns the lakeshore in most areas, we will need to provide maintenance to prevent or repair erosion. Our ten islands provide visual appeal and a habitat for birds and turtles. Parts of these islands should be planted per the original plan using native Florida trees, shrubs, and grasses to enhance the wildlife habitat and reduce long term maintenance costs. The conservation easement near the airport and Lancaster requires routine maintenance to remove invasive and non-natural vegetation while maintaining the native plants, shrubs, and trees.

#### **4.75 The Northeast Lake Shoreline and Conservation Easement**

The natural lake at the northeast part of the development is part of a conservation easement. This easement requires routine maintenance to remove invasive and non-natural vegetation while maintaining the native plants, shrubs, and trees. If left undone, it becomes an eyesore for residents. If properly managed it will be appealing and provide a good wildlife habitat.

The collapsed berm remains an issue as it requires costly on-going maintenance to keep the area that should be a wet retention pond mowed to a reasonable height. While the berm repair plans have been developed and permitted, no funds have been allocated. The repair should be done while vacant lots provide access for heavy equipment and before a costly application for a permit extension or renewal is needed.

#### **4.76 Perimeter Walking Paths**

Walking paths at the perimeter in the power line area along the outer wall at Britt Road and State Road 44 will need to be constructed. The required sidewalks on Lakes of Mount Dora Boulevard also need to be built both for pedestrian safety and to complete the front walking loop.

#### **4.77 Cobblestone and the Pocket Parks**

Cobblestone Park and the four pocket parks will need to have turf and landscaping to provide visual appeal. While some areas may be landscaped by the developer during initial construction, others in Phases I and II will need to be developed by the POA.

#### **4.78 Streets and Sidewalks**

Our road right of way is privately owned by the POA, including the streets and sidewalks. We are responsible for the maintenance of the paving, sidewalks, road markings, and signs. The POA will need to budget for both annual and infrequent long-period maintenance of these items.

## 4.8

### Residential and Commercial Areas

#### **4.81 Owner Maintained Home Landscaping**

At present, all of the platted lots have individual owner responsibility for maintaining the turf and landscaping. This has resulted in an irregular appearance with variations between well maintained lots and lots with minimal remaining plantings and poorly maintained turf. As poor exterior maintenance reduces neighborhood property values, the Property Manager will need to be attentive to these areas to request correction.

#### **4.82 POA Maintained Home Landscaping**

As further development occurs, it may be appropriate to have certain specific neighborhoods designated as POA maintained exterior landscaping areas. These would be charged a higher monthly assessment. This type of Association provided landscape maintenance is common in many 55+ communities and is desired by many older or seasonal owners.

#### **4.83 Commercial Areas**

As the front commercial parcels are developed, the POA will need to work closely with the developer to insure that there is no deterioration of the residential property values and the retail / office uses do not cause environmental problems for the residents. This is important because the commercial parcels will use Lakes of Mount Dora Boulevard as entrances and the storm drains will empty into our main lake. The POA should plant screening trees and shrubs along the south borders of the parcels within the next few years to allow time for growth before the commercial areas are built.

## 4.9

### Other Association Responsibilities

#### **4.91 Security and Controlled Access**

LoMD is a “gated” community. A gated community is usually defined as a form of residential community containing strictly-controlled entrances for pedestrians, bicycles, and automobiles, and often characterized by a closed perimeter of walls and fences.

LoMD needs to determine to what extent it wants to shoulder the expense to control access. At present, vehicle access is lightly controlled by a front gate that is closed 22 hours of the day. Vehicles can and do easily avoid the gate issue by either entering quickly after an authorized vehicle or by entering via the exit drive. There is no pedestrian or bicycle access control.

If strict access control is desired, then the community will have to bear the expense of fencing around the common perimeter with the front commercial lots. Additional fencing will be required behind many private lots that back either to Britt Road or to non-LoMD lots along Marshall and Britt Roads. As the community develops, the same issues will be faced along the border with Country Club and the southeastern border at the exterior of the power line area. Further, a more responsive front gate system and / or a manned gate house will be needed.

This Master Plan cannot provide a recommendation as an extensive study costs for a secure perimeter and improved access system must be obtained before the community can make a cost informed decision. Guidance from the Board is requested before resources are used for such a study.

#### **4.92 Management and Staffing**

As the population grows, there is increased demand on POA human resources. With added activities and number of residents, the Board must determine when to add a full-time Activities Manager. To maintain the common amenities in top condition, increased maintenance staff will be needed. The CAM will require an assistant soon.

## 5 Implementation

### 5.1 Utilize a Phased Plan

A phased plan will allow addition of amenities in a way to minimize construction costs. The following phases are recommended:

- |         |  |
|---------|--|
| Phase 1 | Construct four pickle ball courts, one tennis court, and two bocce courts. Include benches, shade structures, fencing, and landscaping.  |
| Phase 2 | Improve access control and visual appeal by adding fast action lift arms to the front entrance and improving guard house and Lakes of Mount Dora Boulevard landscaping.                  |
| Phase 3 | Pave the RV lot and the maintenance lot.   |
| Phase 4 | Repair the NE berm and create the wet retention pond.  |
| Phase 5 | Add geo-thermal heating for the large pool. Construct shade structures at the pool and add more pool furniture. Repurpose the computer room and POA office.                              |
| Phase 6 | Construct the pavilion and rest rooms at Loch Leven Park   |
| Phase 7 | Construct the Loch Leven and Clubhouse and Activity Island docks. Add the NE lake fishing pier.  |
| Phase 8 | Construct the croquet court and rebuild the horseshoe courts. Add a third bocce court, a second tennis court, and four more pickleball courts (depending on use of the existing courts). |

- Phase 9      Construct the pocket parks. Add gazebos and outside tables at Loch Leven Park.
- Phase 10     Complete the RV / Boat and Maintenance lots, including landscaping.
- Phase 11     Construct the pitching / putting green and dog play park. Add the meditation garden.
- Phase 12     Construct the gym and fitness pool. Repurpose the weight room.
- Phase 13     Enlarge the social hall and increase storage space for tables and chairs.

### **5.2 Capitalize on Strategic Opportunities**

Attempt to build like items (e.g. courts) together to minimized contractor mobilization costs, permit costs, and allow discounts for larger purchases of materials.

Use developer / builder contractors at times when they have personnel and equipment on site to obtain lower costs (e.g. paving, concrete work).

Leverage developer / builder resources for drawings, surveys, and construction cost development.

Have plans, specifications, and approvals ready in advance to take advantage of materials and contractor low cost availability.

### **5.3 Persevere with the Plan and Monitor Progress**

Review progress to the plan goal every year to assure progress is made or corrections are made.

## 6 Funding and Costs

### 6.1 Funding from Vacant Lots

Vacant lots, other than developer owned lots, are assessed at 40% of the assessment for a lot with a completed home. The Board of Directors has directed that this vacant lot assessment is divided with  $\frac{1}{4}$  (or 10% of the full assessment) allocated to the cost of operating and maintaining common areas and  $\frac{3}{4}$  (or 30% of the full assessment) allocated for future capital improvements. As homes are constructed in Phases I and II, the number of vacant lots subject to this assessment will decrease.

Based on an assumption that PHG will complete 12 – 14 homes per year and that five lots will be unsalable, the following capital funding from vacant lots is projected:

<u>Year</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2010</u>	<u>2021</u>	<u>2022</u>
Begin.Bal.	\$88,467	\$185,537	\$272,978	\$350,403	\$417,428	\$473,667	\$519,506	\$555,715	\$582,679	\$600,398
Additions	\$97,070	\$87,440	\$77,425	\$67,024	\$56,239	\$45,838	\$36,208	\$26,964	\$17,719	\$8,474

The availability of the above funds for capital improvements is pending the result of an open lawsuit which may not be resolved until 2015.

### 6.2 Funding from Base Home Assessments

For the 2013 budget, approximately \$140 / year per home (\$51,400 total) from assessments is designated for capital improvements. Assuming this \$140 / year per home is continued in future annual budgets, the following capital funding would be created:

<u>Year</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2010</u>	<u>2021</u>	<u>2022</u>
Cumulative.	0	\$51,400	\$109,290	\$172,780	\$242,780	\$320,200	\$405,390	\$498,210	\$598,590	\$706,530
Additions	\$51,400	\$57,890	\$63,490	\$70,000	\$77,420	\$85,190	\$92,820	\$100,380	\$107,940	\$115,080



### **6.3 Funding from New Homes**

Each new PHG built home provides a gross 60% increase in a unit assessment income (100% home vs. 40% vacant lot). At a \$214 / month assessment, this is \$1,540 of annual added income to the POA. When the broadband / cable, and lot irrigation costs of about \$1,020 per year are deducted, the net added contribution of a home is about \$520 per year that can be used for funding operating costs or amenities.

Each new Medallion built home provides a gross 90% increase in the unit assessment income, which results in about \$1,290 per year that can be used for funding operating costs or amenities.

Based on the growth assumptions previously presented, these new homes could provide over \$500,000 of added funds for POA use. If 40% were earmarked for capital costs for amenities, it could provide over \$200,000 over the ten year period.

### **6.4 Developer Contributions**

Medallion Home of Mt. Dora, who is developing and building in Phases III/IV, has promised to make a \$TBD per closed home contribution to the POA for capital improvements. The impact of this funding source cannot be determined at this time.

### **6.5 Builder Contributions**

At present, PHG is not contributing anything per close home for POA capital improvements.

### **6.6 Funding from Increased Home Assessments**

A monthly assessment increase of \$5 per month, or \$60 per year, would generate \$347,000 for added amenities over a ten year period. An increase of \$10 per month, or \$120 per year, would yield \$694,000. The Board should consider surveying owners to determine if they would be willing to pay these added amounts to have more amenities.

### **6.7 Cumulative Total Funding Over Time (000)**

<u>Source</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Vacant Lots	\$185	\$273	\$350	\$417	\$474	\$520	\$556	\$583	\$600	\$609
Base Assessments	\$ 51	\$109	\$173	\$243	\$320	\$405	\$498	\$599	\$707	\$822
New Homes	\$ 21	\$ 59	\$105	\$158	\$220	\$221	\$341	\$402	\$462	\$515
Developer										
Builder										
+\$10 / month	\$ 45	\$ 93	\$146	\$205	\$270	\$342	\$421	\$505	\$597	\$694
Total Funds	<u>\$302</u>	<u>\$534</u>	<u>\$774</u>	<u>\$1023</u>	<u>\$1,284</u>	<u>\$1,488</u>	<u>\$1,816</u>	<u>\$2,089</u>	<u>\$2,366</u>	<u>\$2,640</u>

**Without any further developer or builder contributions, the POA could generate \$2.6 million over a ten year period to pay for added amenities if owners were willing to shoulder a \$10 / month assessment increase.**

**6.8 Costs 2013 - 2022**

Based on the priorities for capital improvements shown in section 5, the following directional costs would be incurred:

	New Expenditures	Cumulative Expenditures
Phase 1	\$120,000	\$120,000
Phase 2	\$10,000	\$130,000
Phase 3	\$165,000	\$295,000
Phase 4	\$100,000	\$395,000
Phase 5	\$265,000	\$630,000
Phase 6	\$175,000	\$805,000
Phase 7	\$60,000	\$865,000
Phase 8	\$90,000	\$955,000
Phase 9	\$35,000	\$990,000
Phase 10	\$40,000	\$1,030,000
Phase 11	\$10,000	\$1,040,000
Phase 12	\$1,500,000	\$2,540,000
Phase 13	\$325,000	\$2,865,000