
Q: Why do we need a \$4.5 million maintenance complex?

A: Our current facilities are outdated/inadequate for our needs. This new complex will provide **better equipment storage, improved efficiency, and long-term cost savings** by reducing maintenance delays, increasing safety, and providing longevity and protection of our equipment.

Q: How will this benefit members directly?

A: Members will experience **improved services, better-maintained facilities, and enhanced safety standards and longer-lasting equipment, thereby reducing member costs. Lower labor and reduced turnover. Better employee satisfaction of having a well-maintained facility improving morale and showing that WCC members care about our staff's health and well-being.**

Q. Will this affect the value of my property?

A: Indirectly yes. An investment in the infrastructure of any community has long-lasting benefits. These benefits come in the form of how things are perceived in owners' minds and those who are potential owners. Eventually everyone here will most likely see changes in their lifestyle and decide to sell their property. Getting the most out of your investment is not only prudent but a wise choice.

2. Cost & Budget

Q: How was the \$4.5 million cost determined?

A: Your GC superintendent and Facilities Committee put out 6 bids and worked with industry professionals to estimate **construction, equipment, labor, and permitting costs**. A detailed cost breakdown is available in our proposal.

Q: Will this increase membership dues?

A: There will be no dues increase; however, we have 2 options:

1. Borrow the Money
2. Assess members for a short period of time, saving us interest and longer-term payouts.

Q: What are the ongoing maintenance costs?

A: The new complex is designed with **energy-efficient systems and durable materials** to minimize long-term maintenance costs.

3. Funding & Timeline

Q: Where will the funding come from?

A: Funding will come from **a member phased implementation assessment plan** to spread costs over time.

Q: When will construction begin and how long will it take?

A: Once funding is secured, construction will begin in 6-9 months. It will take approximately 18-20 months to complete construction.

4. Logistics & Impact

Q: Where will the complex be located?

A: We will have a mobile office during contraction which is proximity **to existing infrastructure and accessibility.**

Q: Will construction disrupt our current operations?

A: We are planning a **phased approach** to minimize disruptions. If needed, temporary solutions will be in place to maintain services. Members will not experience any effect due to construction inconveniences.

5. Project Initiative

Q: How were decisions about this project made?

A: Your member run Facilities Committee, Grounds Superintendent, Board Members, GM, **advisors, and industry experts** evaluated the need, costs, and benefits before bringing this proposal forward.

6. Project Approval

Q: Do members have to approve this Maintenance Project?

A; Yes, members have the right to approve or not approve this project, by casting a Proxy / Vote

7. Supervision & Oversight

Q: Who will be supervising the Project to make sure construction is being done properly and on time?

A: There will be an oversight committee appointed by the Master Board of Directors.

Q: Will there be an on-site supervisor?

A: Yes, David Forrey and the Oversight committee Chair.

8. Suncoast Builder's Info & Contract

Q: How long has Suncoast been in Business?

A: Suncoast Builders have been a Florida Corporation since 2005

Q: Is Suncoast insured?

A: Yes, Suncoast builders have Liability and Workers Compensation Insurance

Q: Who covers damages to our property during contraction?

A: Suncoast Builders would handle any damage to WCC's property through Suncoast Builders Liability Insurance.

Q: Have we signed a contract with Suncoast?

A: No, if the project is approved, the Club will have the Club's attorney draft up a standard AIA contract