



TOWNHALL PRESENTATIONS

April 3rd & 7th, 2025



Architecture 1961 Interior Design

Clubs of Distinction



Planning Update



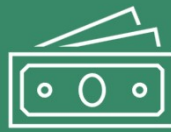
Existing Conditions



Planning Objectives



Recommended Plan



Cost Estimate



Next Steps

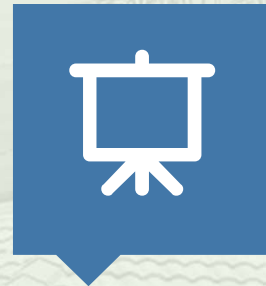


Agenda

Planning Update

Committee Presentations

Six committee meetings and explored potential concepts and objectives.



Plans Review

Reviewed the existing conditions illustrated in the club provided docs.



Recommended Plans

Established recommended plan based on feedback from member workshops.



Survey Reviews

Reviewed relevant data from membership surveys.



Facility Observations

Observed and made space assessment of the existing facilities.



Private Club Trends

Integrated trends in the private club facilities in the plan.



Planning Update

**G,B&B
CONCEPTS
NOV-FEB**

**BOARD
REVIEW
FEB**

**MEMBER
WORKSHOPS
FEB-MAR**

**DEVELOP
FINAL PLAN
JUN-MAR**

**TOWNHALL
MEETINGS
APR**

**MEMBER
VOTE
APR**

**You are
Here!**



A Club Leader's Perspective:

EMERGING TRENDS & CHALLENGES

A 2021 update on pressing needs in club management. More than 500 club leaders weigh-in on emerging trends and challenges in the wake of the global health crisis.

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In collaboration with CMAA

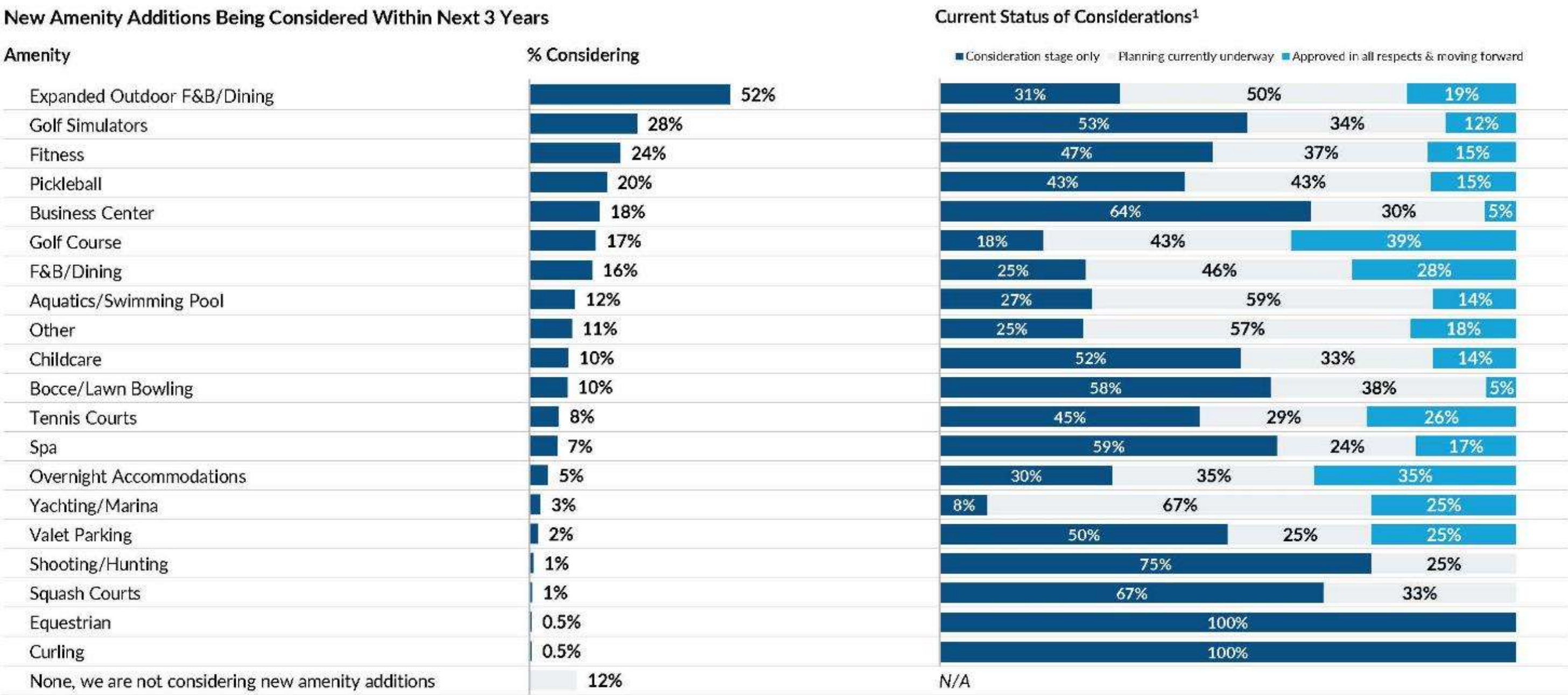


**CLUB
MANAGEMENT
ASSOCIATION
of AMERICA**



GGA Trends Survey

Within the next 3 years, expanded outdoor dining is the top new amenity addition clubs are considering; golf course additions farthest along in considerations



¹ Answered by leaders whose club is considering the specific amenity summarized in % Considering (base n=416).
Note: Percentages may not total 100 percent due to rounding or multiple selection options.
Source: GGA Partners A Club Leader's Perspective: Emerging Trends & Challenges Survey, Dec 2020-Feb 2021.



2024 Member Survey Results

- Worthington Country Club

Facilities Planning
Committee Survey



Member Survey



Peacock + Lewis, AIA



- 
- ✓ **More Covered Outdoor Dining** 75%
 - ✓ **Update Cabana** 69%
 - ✓ **Air-conditioned Poolside Grill** 66%
 - ✓ **Add Community Pickleball Courts** 59%
 - ✓ **Renovate Tennis Courts** 55%
 - ✓ **Redesign Main Parking Lot** 52%



Survey Results

Existing Conditions



Pelican Sound Golf & River Club

Copperleaf Golf Club

Spring Run Golf Club

Worthington Country Club

Highland Woods Golf & Country Club

The Club at Mediterra

The Club at The Strand

Imperial Golf and CC

Colliers Reserve CC

Stonebridge Golf & CC

Pelican Marsh

Tiburon Golf Club

Bonita National Golf & Country Club

Palmira Golf & Country Club

Quail West Golf & Country Club

Quail Creek Country Club

Quail Village Golf Club

ArrowHead Golf Club

Gulf of Mexico



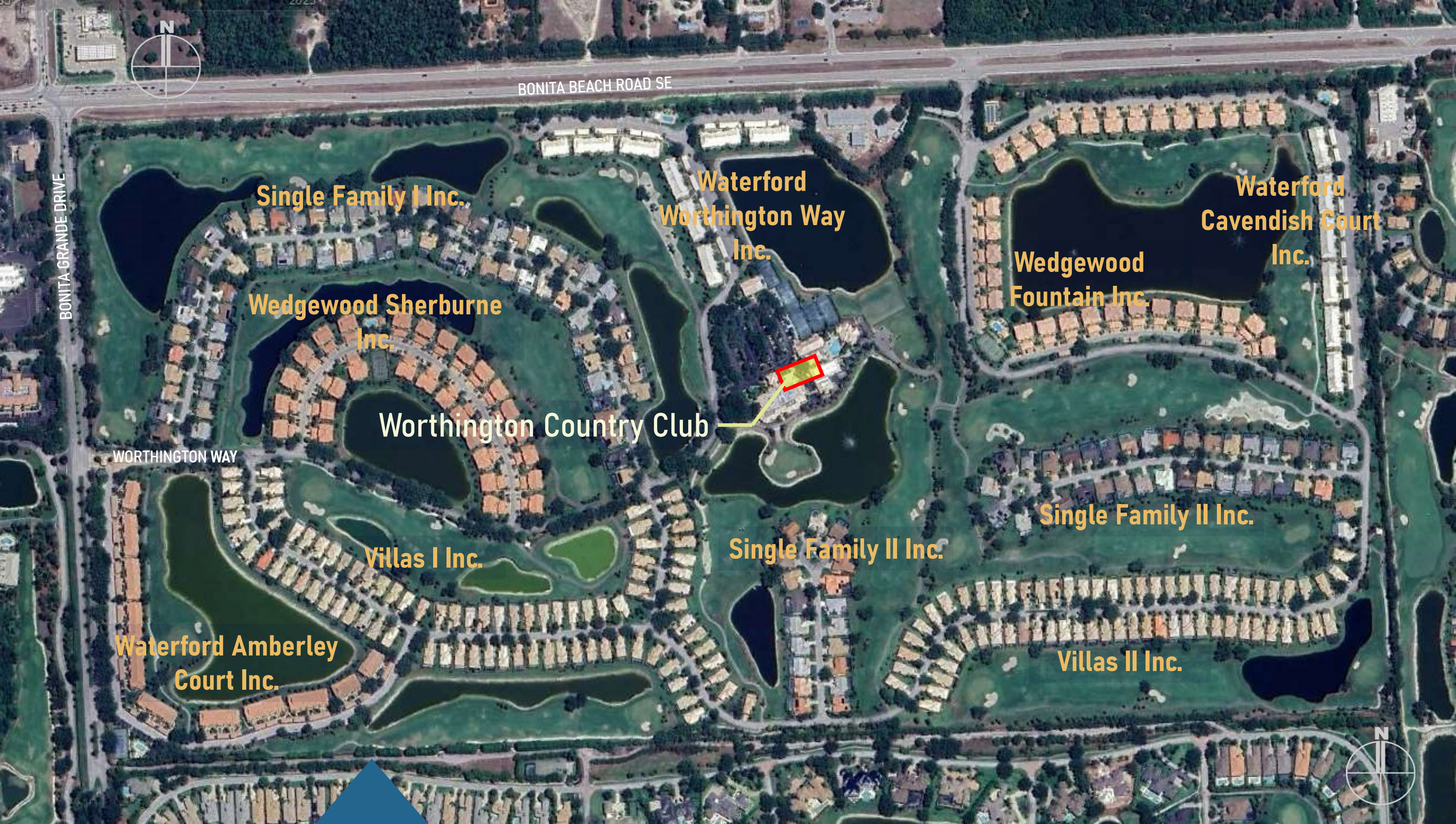
Google Earth
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Area Communities

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Club Communities

Peacock + Lewis, AIA





Lake

Tennis Courts
Clubhouse Entrance

Fitness Building
Pool / Outdoor Bar
Cart Barn
Pro Shop
Clubhouse

Lake

Lake

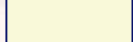

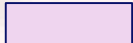
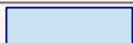
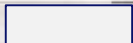
Worthington Way

- A CLUBHOUSE**
- B GOLF CART PARKING**
- C PRO SHOP**
- D CART BARN**
- E ACTIVITY CENTER**
- F POOL**
- G CABANA**
- H DRIVING RANGE**
- I TENNIS COURTS (5)**
- J ADMIN BUILDING**
- K PARKING LOT**
- L PARKING LOT ENTRANCE**

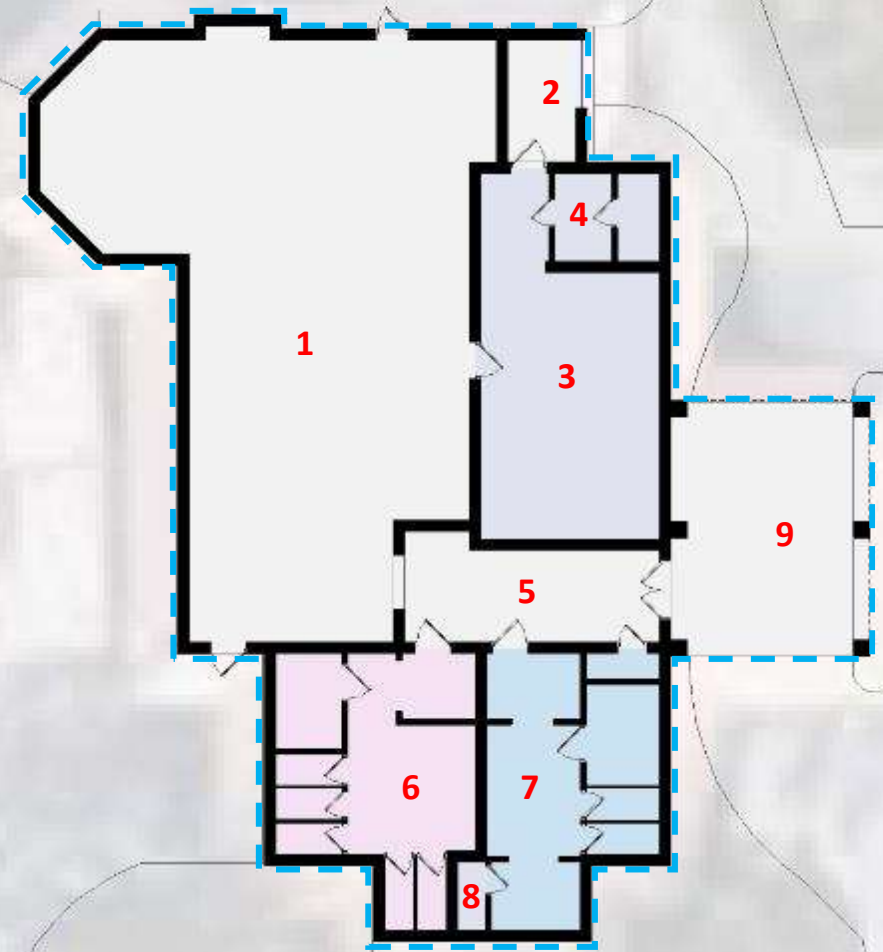


- 1 CABANA
- 2 COVERED SERVICE AREA
- 3 KITCHEN
- 4 COOLER/FREEZER
- 5 BREEZEWAY
- 6 WOMEN'S RESTROOM
- 7 MEN'S RESTROOM
- 8 CLOSET
- 9 PORTE COCHERE

OUTLINE OF EXISTING

-  MEMBER SPACES
-  BACK OF HOUSE
-  WOMEN'S WASHROOM
-  MEN'S WASHROOM
-  COVERED (NON-A/C)

TOTAL MAIN LEVEL
SQUARE FEET: 3,650 (GROSS)



Cabana Building



Peacock + Lewis, AIA













Cabana Restrooms



Planning Objectives

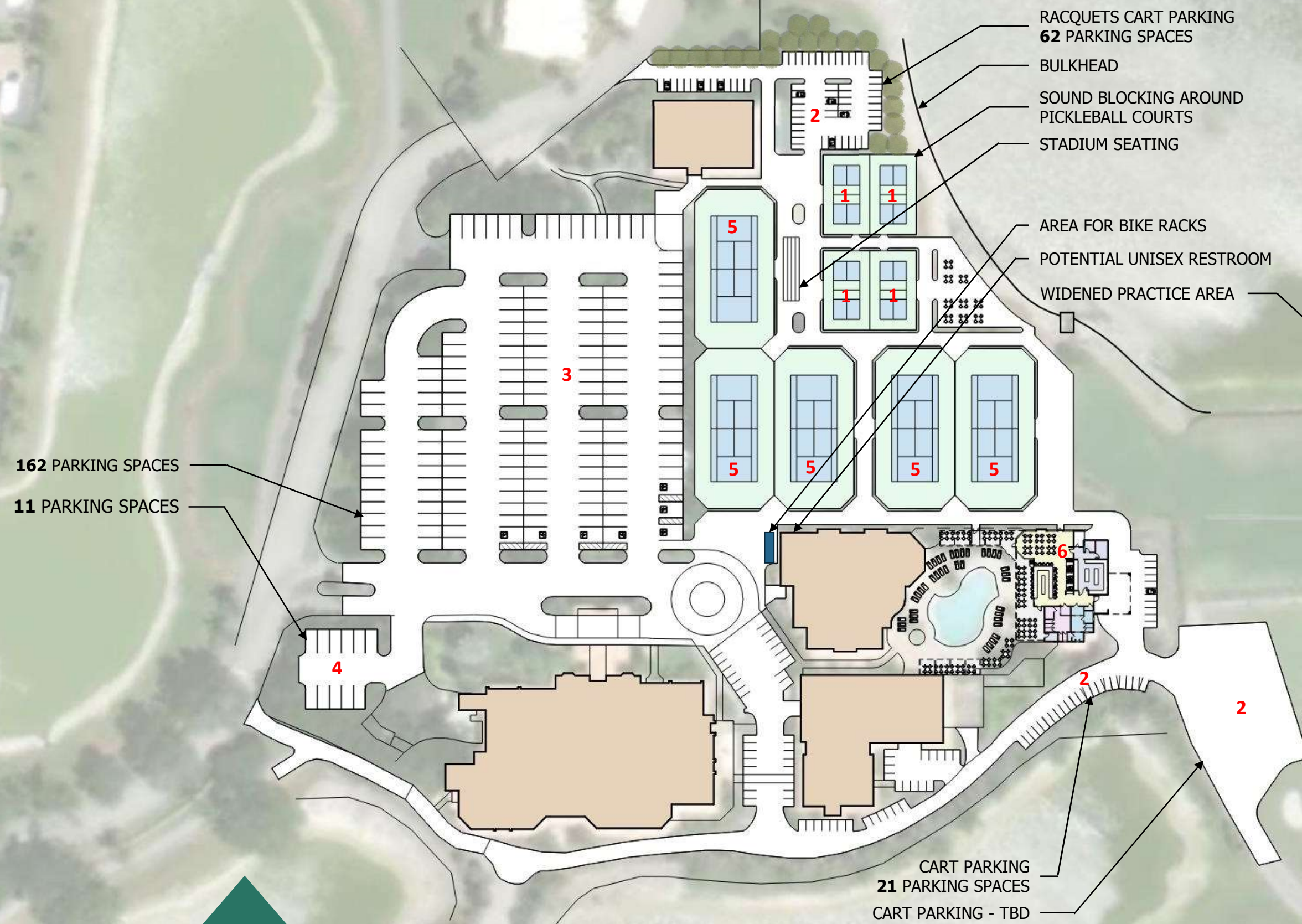


- ✓ **Create an Air-Conditioned Poolside Grill**
- ✓ **Provide More Covered Outdoor Dining**
- ✓ **Add Pickleball Courts**
- ✓ **Reconfigure and Resurface Tennis courts**
- ✓ **Add Golf Cart Parking**
- ✓ **Redesign Main Parking Lot**
- ✓ **Bulkheads To Increase Usable Area**
- ✓ **Educate Membership Community Operation**



Recommended Plan

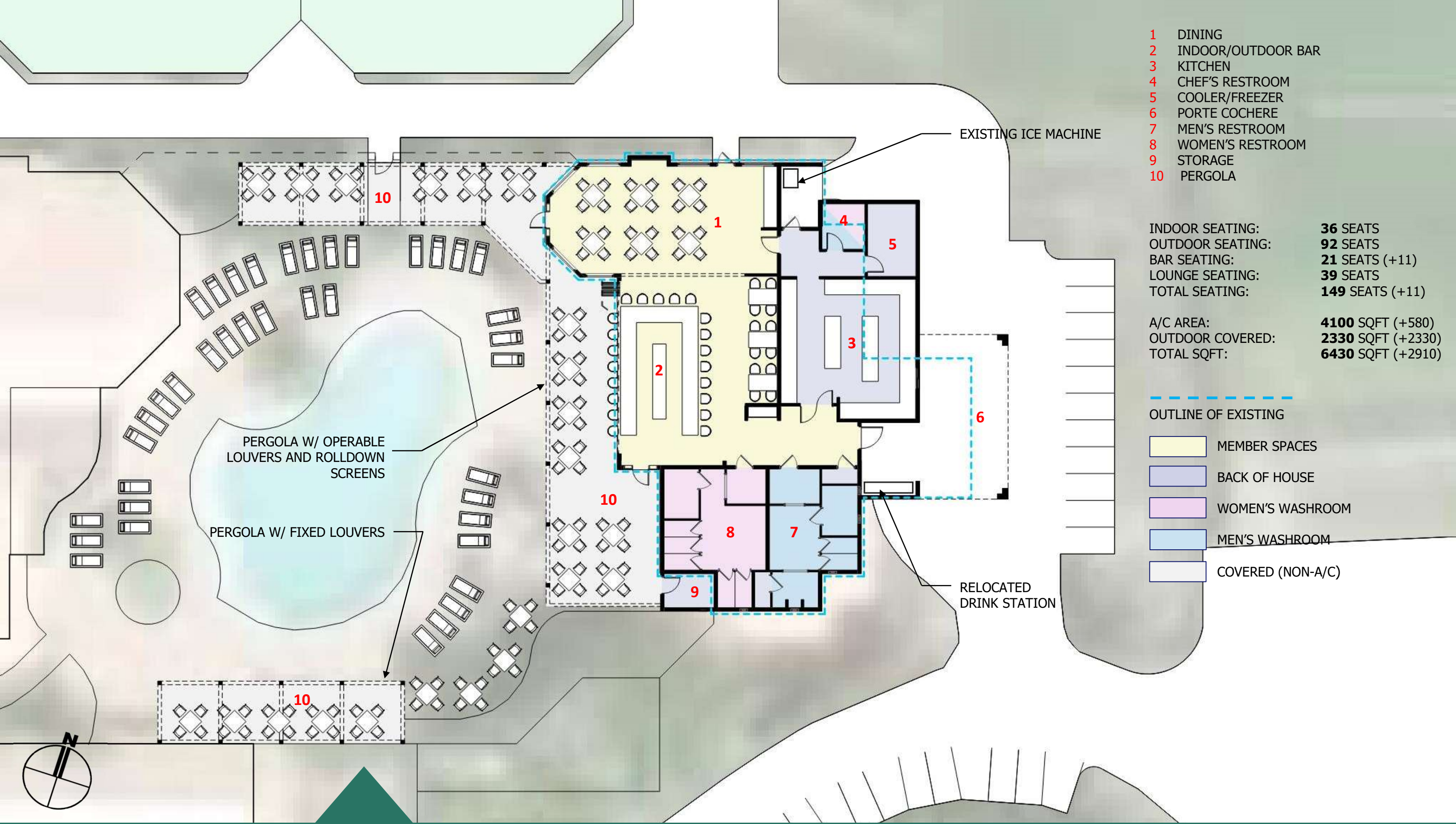
- 1 PICKLEBALL COURTS
- 2 GOLF CART PARKING
- 3 RESURFACED PARKING
- 4 NEW EMPLOYEE PARKING
- 5 TENNIS COURTS
- 6 REMODELED CABANA



Recommended Site Plan

Peacock + Lewis, AIA











Cost Estimates





HEATHERWOOD

CONSTRUCTION

- **45 Years in Business**
- **70% of our business is building and renovating community areas**
- **Named Builder of the Year in Collier County**
- **Offer a 2-year warranty**
- **The premier Clubhouse builder in Southwest Florida**

List of Recent Clients:

- Arborwood
- Bonita Terra
- Colonial Country Club
- Contessa at Bay Colony
- Countryside Golf and Country Club
- Dorchester at Pelican Bay Enbrook
- Estero Country Club
- Lely Players Club
- Lighthouse Bay at the Brooks
- Livingston Lakes
- Oak Creek
- Pelican Isle
- Pelican Landing
- Pelican Marsh Golf Club
- Portico
- Raffia
- Savoy Condominium
- Skysail
- Terreno at Valencia
- Timber Creek
- Trieste at Bay Colony
- Vanderbilt Country Club
- Villages of Monterey Clubhouse
- Windstar on Naples Bay



Heatherwood Const.

Peacock + Lewis, AIA



*FACILITIES PLANNING - PEACOCK & LEWIS

	CABANA	PARKING LOT	TENNIS & PICKLEBALL	
PROJECT COSTS	\$ 1,230,834	\$ 1,409,722	\$ 656,790	Tennis
PROJECT COSTS	\$ -	\$ -	\$ 184,676	Pickleball
FF&E / ALLOWANCES	\$ 200,000	\$ -	\$ -	
GENERAL CONDITIONS / REQUIREMENTS	\$ 107,379	\$ 107,379	\$ 107,379	
BULKHEAD		\$ 105,000		
CONTINGENCY	\$ 492,334	\$ 281,944	\$ 168,293	
	\$ 2,030,547	\$ 1,904,045	\$ 1,117,138	\$ 5,051,730



Financing



Projected Goal To Meet WCC Needs Over the Next 5 years.

In order to meet the Capital Needs of WCC:

Capital Contribution per unit projected = \$300 a month Per Unit. (2024 - \$100 + an addition of \$200).

Breakdown by Year:

- January - December
- 2025 - \$2,876,400
- 2026 - \$2,876,400
- 2027 - \$2,876,400
- 2028 - \$2,876,400
- 2029 - \$2,876,400

Potential Total Capital Raised over 5 years \$14,382,000

- Does not include resales....

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CONTINGENCY	\$ 492,334	\$ 281,944	\$ 168,293	
	\$ 2,030,547	\$ 1,904,045	\$ 1,117,138	\$ 5,051,730

*MAINTENANCE FACILITIES - SUNCOAST BUILDERS & OTHERS

PROJECT COSTS PERMITS & DRAWINGS - RESERVES FUNDING	\$ 200,000			
PROJECT COSTS REPAIRS & REPLACEMENT - RESERVES FUNDING		\$ 1,657,050		\$ 1,857,050
PROJECT COSTS ADDITIONS - ASSESSMENT FUNDING		\$ 2,020,633	\$ 1,010,316	\$ 3,030,949
	\$ 200,000	\$ 3,677,683	\$ 1,010,316	\$ 4,887,999

*Total Expenses Budget - 4% Inflation / '** Home sales based on 75% average for the last 5-years / '*** Interest rate subject to change



- **The Golf Maintenance Facility may be paid partially from both Reserves and New Capital Funds.**
- **Reserve Funds will be utilized for existing buildings (Patch/Paint and Repairs).**
- **Reserve Funds to use: \$1,657,050**
- **New Capital Funds will be utilized for New Buildings and new facilities.**
- **New Capital Funds to use: \$3,030,949**

Next Steps



Schedule Bi-Weekly meetings with the planning committee to develop options



Planning committee to develop three G,B&B concepts for members to review



Member workshop presentations in Feb



Develop an approved recommended plan



Membership review of recommended plan in Townhall presentations in Apr 2025



Membership to vote on plan and cost



Planning Milestones

MEETING

TASK II
STUDIES AND SOLUTIONS

TASK III
MEMBER WORKSHOPS

TASK IV
FINALIZE PLAN

TASK V
TOWNHALL MEETINGS

MEMBERSHIP VOTE

SD-CD DRAWING PHASE

2024

January						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
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18	19	20	21	22	23	24
25	26	27	28	29		

March						
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31						

April						
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28	29	30				

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26	27	28	29	30	31	

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July						
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August						
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November						
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2025

January						
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Planning Schedule



THANK YOU,



TOWN HALL PRESENTATIONS

April 3rd & 7th, 2025



Architecture 1961 Interior Design

Clubs of Distinction