

## Lodge Project

### Architect, Administration, and Cost Topics

Includes Questions and Comments from Informational Meeting #2 8/12//2023

Line	Questions and Comments	Responses from Pat Raleigh WPOA Board Member and LRPC Liaison
38	Is the \$ 4.7 million just the cost of the building itself? What about all the equipment and the contents of the building?	The \$4.7M price tag is for the building and architect costs. The remaining funds give us the cushion for changes to design and contents.
39	What about parking? Won't we need more parking with a building of this size?	If additional parking is needed we have the north side of the building and of course parking is available across the street.
40	Will the construction cost provide a pleasing lodge-like commercial building? Will the construction estimate allow for a quality building?	The preliminary drawings show a lot of brick exterior. We have had many discussions about changing that and we will improve the look of the building.
41	Will the cost of remodeling or expanding the current building be addressed?	The architect will address this at the next informational meeting on 9/9/2023. Remodeling will not achieve the size we need to meet future growth. Expanding doesn't make sense when you take current code into account.
42	How was the \$316 calculated and do all owners pay the same amount?	Yearly payments to the bank equals \$501,933.84. Divide that by 1600 members and you get \$313.71. All owners will have to pay that amount.
43	Do you have any plans to ask the new residents for their input? Can we be assured that everyone gets to have input?	If the project is approved the architect will work with us to finalize the drawings. My plan is to ask members to meet with the architect and select what they would like to see.
44	You plan to charge \$750 a month rent for the restaurant. Would the operators of the restaurant and the lounge remain the same? Would prices at these places increase?	I cannot say with certainty who will eventually run the restaurant and lounge after a new building is complete. Prices at those locations would increase.

## Lodge Project

### Architect, Administration, and Cost Topics

Includes Questions and Comments from Informational Meeting #2 8/12//2023

Line	Questions and Comments	Responses from Pat Raleigh WPOA Board Member and LRPC Liaison
45	We need to know all the details. Financially our country is experiencing the worst economy ever. Inflation is off the charts.	I think the board has gone overboard on supplying all the details. Inflation is a nasty thing but over time, the inflation will calm.
46	I just wanted to say that I am extremely proud that I have such wonderful amenities here and I feel it is my responsibility to leave the residents who follow us with the same wonderful community with all the amenities. We have to improve and maintain what we have. I do question how long ago we realized that this building would not last. Will there be more big projects that we should be thinking about and get on top of those?	There are long range projects: roads where we are collecting money to cover those costs; lake dredging; and future projects such as Kiddie Corral and Straight Creek remediation are under study at this time. Dredging for the remainder of this year has been paid. The hydraulic dredging we will do in 3 years we are collecting money for in your annual dues. I believe previous boards felt the building was not going to last but did nothing to present an alternative.
47	Will the November vote be to approve the building design or whether to allow the Board to finance the project, or both?	The vote in November is to allow the Board to use WPOA assets as collateral for a loan to finance the project. The drawings you see now are not the final design.
48	What will the building demo cost? How many people does the existing lodge hold?	The estimated cost to demo the building and haul away is \$80,000. The existing lodge, restaurant, library and meeting room is rated by the fire department to hold 188 people. The proposed event center is capable of holding 225 and the restaurant would be able to hold 80 people. There have been 300 new homes built in the last 15 years.

## Lodge Project

### Architect, Administration, and Cost Topics

Includes Questions and Comments from Informational Meeting #2 8/12//2023

Line	Questions and Comments	Responses from Pat Raleigh WPOA Board Member and LRPC Liaison
49	I worked on these types of projects, and I want to clarify. There are two types. One is Design Build and the other is Cost Plus. In Design Build the architect will get bids and set a price. If price increases, the architect eats the increase. With Cost Plus you solicit bids. I would not advise this, and I would not vote for a Cost Plus plan. I figured out that the dues increase would amount to about 86 cents a day and I don't think that is too much for the amount our property values will increase.	We are working on a Design build basis. Once approved the architect would have until April of 2024 to prepare final documents. Those will be sent to contractors to bid on. Once those bids are returned to us the architect will help us select the best options, at that point if prices increase, the contractor and architect are at risk. I had to do the math but you are correct. The annual cost \$313.71 divided by 365 days equals 86 cents a day.

More questions or comments? Email [lodgeproject@lakewaynoka.com](mailto:lodgeproject@lakewaynoka.com)