

Lodge Project

General Manager and Liquor License Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Paul Cahall Lake Waynoka General Manager	Ref
1	<p>Consider involving the appropriate members of the maintenance staff in the decision making process and reviews of project documents.</p> <p>After all, the Maintenance Department will have to live with all those decisions. This also will provide a way of having their "buy-in" for the project.</p>	<p>If and or when we get to the nuts and bolts of the design a team of the more senior maintenance personnel will get a chance to review and make comments on things like location of air handlers, electric and light locations, circuit capacity and access to maintenance areas. We want to make sure we don't have issues with circuit breakers and that we have easy access to all areas we will need to work.</p>	78
2	<p>Do doors serve as barriers for alcohol serving?</p>	<p>They can if we want them to. The area covered by the liquor license is completely up to us. It can cover the entire interior or can be restricted to only a certain area. Having everything under one roof gives us the ability to expand or contract where alcohol can be inside the building.</p>	16
3	<p>Will it be up to the restaurant operator to allow alcohol consumption in the restaurant?</p> <p>Will the liquor license be upgraded?</p>	<p>The license is held by the WPOA and if the WPOA extends the license into the restaurant area the person running the restaurant will be able to decide if they want to allow alcohol consumption in their area. The restaurant will not be able to sell alcohol but it could be ordered from the lounge and consumed in the restaurant if they allow it.</p> <p>The liquor license will most likely not change. To upgrade the license, it would require a vote in Franklin township to allow such a license and then be approved and available through the state. An upgraded license would also be more expensive.</p>	17

Lodge Project

General Manager and Liquor License Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Paul Cahall Lake Waynoka General Manager	Ref
4	Does WPOA intend on re-using any existing furnishings and/or equipment currently located in the existing buildings (ie. kitchen equipment, folding tables and chairs, library books etc.)? Where are these items to be stored during the construction period of the new facility?	Yes, and items would likely be stored in one of three ways depending on what it is and the need for access during construction: a. On site storage PODS. b. Rented self-storage area c. Inside the maintenance building	79
5	Discuss, early in the project process, the increase on the liability and property insurance premiums for a facility of this size?	We have discussed this with the insurance carrier. We would probably see an increase in premiums in property insurance because of the increased replacement cost. There will also be some savings to off-set some of that because of the building being new with upgraded electrical, security and sprinkler systems that will be required.	82
6	It appears that the existing Lounge entry will be inaccessible during the construction of the new Lodge. Is access to the old Lounge building through the new Lodge?	We intend to keep the Lounge open during construction by providing access outside the construction zone. What that will look like we are not sure until we get a good understanding of the area required for construction equipment. We may just provide a walkway around it from the parking lot or we may have to use the back door to the lounge as an entry point.	89

Lodge Project

General Manager and Liquor License Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Paul Cahall Lake Waynoka General Manager	Ref
7	The architectural plan indicates 3 kitchens ("Small Kitchen, Community Kitchen and Kitchen"). Explain the need for 3 kitchens. Why not combine the function of all 3 kitchens into 1 kitchen and locate it more centrally in the facility?	<p>One kitchen is the commercial kitchen used by and leased by the Restaurant. The owner of the Restaurant would not want to share this area because they are responsible to the state and county for their license and the safety of their employee's or anyone hurt in the area.</p> <p>The small kitchen is also an inspected and licensed area for preparing snack type foods for the Lounge area. Again, there are liability and safety concerns for non-employee use.</p> <p>The community kitchen was developed and added to the design through member requests so that clubs could use it to prepare food items for their functions. This area could also be used by members who rent the facility for a function.</p>	94
8	Consider providing a separate service entry, for deliveries, into the new facility.	That consideration has been discussed with the design group and we intend that all deliveries will come in from the west, behind the building.	95
9	If we are going to build a bar then make it a bar and offer real drinks. We need to have a nice liquor selection, good wine and a cocktail list. Barefoot wine is not wine! The current selection is not appealing, hence nobody goes.	<p>Additional wine selections can be made depending on demand for those products.</p> <p>The type of alcohol offered has to do with the type of liquor license we have. We cannot serve anything over 40 proof. See line 3 on page 2, for more explanation.</p>	131

Lodge Project

General Manager and Liquor License Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Paul Cahall Lake Waynoka General Manager	Ref
10	We should definitely trade the bar area for the dining area and then sell drinks to the pool. This would pull in great revenue. In addition patrons can look at the pool instead of a wall.	This would be possible but the pool area is a family friendly area and I am not sure that selling alcohol to the pool is more important than providing snacks and ice-cream to our younger guests.	137
11	You propose building a new restaurant with equipment and charging the property owners for it. We understand that the current restaurant operator does not pay to rent or lease the current space. So, how much money is the restaurant operator contributing for this new space and what is the Board charging them per month to lease the space?	The lease with the Restaurant is negotiated annually. After a new building and equipment are installed, a new lease would have to be negotiated with whomever took over the lease or the WPOA would have to run the restaurant.	159
12	We also understand that the rent or lease that the Marina Operator pays for the Marina, Maintenance and Boat Storage facilities is \$250/month. How much will the lease be increased to help cover the cost of this project or any other project the community is assessed for?	The Marina lease is in place and runs through 2026. Any changes to that lease would have to be negotiated at that time.	160

Lodge Project

General Manager and Liquor License Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Paul Cahall Lake Waynoka General Manager	Ref
13	What do we make from the Restaurant and Lounge? What about profit?	<p>The WPOA does not make any money currently on the Restaurant. The Restaurant is an amenity to the members. In the past, members made it clear they want a restaurant inside the lake as part of their amenities.</p> <p>The Lounge as currently budgeted does make money but not a lot. Annual profit over the last several years has run between \$2,000 to \$16,000. As budgeted it is an amenity that supports itself.</p>	164
14	Liquor License is basically a liability Issue. Paul Cahall said his name is on the liquor license and we can control how we use it in a building. Some people didn't like people in the bar drinking and looking at kids in the pool area.	In its proposed location, you will not see the pool from the Lounge area. Since we own the liquor license we can control where the adult beverages can and cannot be within the building.	165
15	What about maintenance and upkeep?	Maintenance and upkeep of the new building should be considerably less than the current facilities for at least the next 10 to 20 years. The maintenance and upkeep of the current facilities are already built into the dues and assessments being collected. The current building is looking at some expensive and extensive repairs to keep it operational over the next 10 years.	187
16	Do the current buildings (lodge and lounge) make money?	They both produce income; the lodge does not show a profit but the lounge does.	194

Lodge Project

General Manager and Liquor License Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Paul Cahall Lake Waynoka General Manager	Ref
17	Will additional WPOA staff be required to maintain and operate / schedule the new facility? Consider providing a small office for future staff if and when needed.	No, we do not foresee any additional staff required.	93
18	The lake is too shallow in many areas even at full levels and needs to be professionally dredged. The low level of the lake this year is really not because of the drought but the mismanagement of the draining and timing of the lagoon as evidenced by many property owners unable to use their boats because of how and when the lagoon is drained.	First, this statement is not a question about the new lodge project and has nothing to do with building of a new lodge. To address the inaccurate information in the statement, the draining of the lagoon and the timing of that drainage is dictated to the WRWSD by the Ohio EPA. The WRWSD has very little wiggle room on how that is accomplished while staying inside of all EPA and ODNR regulations.	145
19	The comments made by the General Manager that the lagoon needs to be drained for the 2nd time in April to ensure that the lagoon can handle the demands of Lake Waynoka from May to November clearly indicates that the lagoon needs to be expanded.	This is a statement not a question and has nothing to do with building a new lodge. To address the statement, the WRWSD has already started preliminary engineering and design for an expansion of the wastewater plant to include discharging of the waste water. Unless the Ohio EPA changes its requirements, we will always need to drain the storage facilities. If we have more storage capabilities that I am sure we will need, we will also require longer drainage time to release the larger amounts held.	146

Lodge Project

General Manager and Liquor License Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Paul Cahall Lake Waynoka General Manager	Ref
20	The sewer/water board conveyed in their meeting that the sewer plant will need to be expanded within 7 years because of the LW housing growth.	This is a statement not a question and a true statement is available in the WRWSD meeting minutes. Needs no explanations.	147
21	We understand that Brown County Water is at full capacity and are currently expanding their capabilities with a \$77 million project. Which means if we had future drinking water issues, we cannot tap into their supply as back-up as we have done in the past. Do we have an emergency plan in place?	We can now and will be able in the future to use Brown County Rural Water if needed. Providing that service is part of what they consider full capacity as we are already a metered and billed customer of Brown County Rural Water.	148
22	In these scenarios, The Board will need to come back to the community and increase our normal sewer/water costs and assess us for the lake. These costs are above and beyond the proposed assessment for this project.	The WRWSD is a political subdivision of the State of Ohio and has nothing to do with the WPOA operation. The cost of providing water and wastewater and how that is done is controlled by the state. Living in Lake Waynoka as far as water and wastewater is concerned is the same as living anywhere else in the state.	149

Lodge Project

General Manager and Liquor License Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

23	It is clear the Board does not efficiently & proactively plan very well. They wait until the need is there & they want to immediately begin assessing the community because we have to borrow the money & they want to start the project right away. For any major project or capital expenditure:	There are many advantages to taking a loan for a major project such as this: a. By taking a loan you can build now and spread the cost over 21 years costing members around \$300 a year instead of a onetime assessment of \$3500 and building now. b. By spreading the payments over the years, the members who have the amenity to use are the ones who are paying for it. c. If a member leaves after 5 years they have only paid for the time it was available to them. d. If the money is collected over time, the total money will be the same. The cost to build now with interest over the 21 years will be the same as collecting money over 21 years and then building it. e. If the money is collected over time and then the building gets built, many of the members will have paid for something they will never see or use and new members that arrive after completion will have use of a new building that cost them nothing. f. In most cases the increase in property value will out run a members out of pocket cost for the new amenity. A good example is the Recreation Center. For a member who was here from 2004 to 2015 they contributed \$1,100 towards that building and it has increased the property value well beyond that, probably more than 10 times the investment amount.	151
----	--	---	-----

Lodge Project

General Manager and Liquor License Topics

Includes Questions and Comments from Informational Meeting #1 7/8/2023 and email questions as of 6/28/2023

Line	Questions and Comments	Responses from Paul Cahall Lake Waynoka General Manager	Ref
24	The way they have assessed the community for Roads and the future paving of Waynoka Drive needs to be an option for the community to vote on.	Maintaining the roads and collecting enough money to do that well in advance is a requirement of ORC 5310. The board looks out years to the future at what the cost of maintaining those roads will be. If the board does not increase the assessment to meet those needs, they must go to a vote of the membership for their approval not to collect those funds.	152
25	Because of poor planning of this project, they want to assess the property owners an additional \$5.16 million in interest vs planning for the project to start years from now and assess during those years and beyond with interest cost. Thus costing the owners much less.	The cost of a building now with interest on the loan and collecting the money over years and building 21 years later will be relatively the same amount. For example if you built a house 21 years ago it would likely cost you twice that price to build the same house today.	153

More questions or comments? Email lodgeproject@lakewaynoka.com