

## POOL ACQUISITION – THE FACTS...

- The pool was not opened the summer of 2016.
- The OPCCOA Board was notified by the owner that the pool would not be refurbished and that it would not be open again.
- The BOD authorized an appraisal be done on the 2.75 acres including land, pool, pool house, mailbox shelter, playground parking, etc.
- A BOD authorized pool committee successfully negotiated a sales price of \$107,000 plus closing costs to acquire the 2.75 acres. The purchase of the land will be paid using OPCCOA reserve funds.
- We currently have in place a fully executed contract of sale and a refundable deposit of \$5,000 is being held in escrow. (Should a vote not approve the acquisition, the \$5,000 deposit will be refunded.)
- The BOD hired an outdoor design firm, CORE Outdoors, Inc., to develop renderings with costs for what the 2.75 acres could be.
- A BOD appointed committee went out for bids and developed a detailed budget to determine what the cost will be to refurbish the existing pool and pool deck, refurbish the existing pool house and remodel the bathrooms to make them ADA compliant, refurbish the mailbox shelter including a new awning, add an addition to the pool house to provide more covered seating and 3 built-in charcoal grills, add a cabana area and a garden area with fountain, seating, walkways, add a bocci ball court and horse shoe pit area, add extensive landscaping and spruce up the parking lot, and allow for on-going maintenance of the entire area.
- The monthly dues increase for all OPCCOA owners to do all of the above will be \$19/mo.
- There will be two town hall meetings so that owners can see the slide show, get more information, ask their questions and find out about the voting process.
- We will have a voting day on Saturday, May 6<sup>th</sup> at the parking lot near the mailbox shelter on Cherry Grove Road & Country Club Blvd. Owners will be able to complete their ballots and put them in the ballot box. We will have food trucks available to make this a fun day! Time to be determined.
- All owners who choose not to come to Voting Day will be mailed their ballots and given a deadline to get them in.
- 66 2/3 of all eligible owners must vote YES for this to pass.
- If it passes, the legal process will begin. It will take longer than a house sale due to the fact that the seller must go for a subdivision of the property through Clay County. We have been advised that the legal process may take 3-6 months.
- Once the sale is complete, owners will have an opportunity to provide input regarding the specifics of the design plan. The design plan solicited from CORE Outdoors, Inc. was for the purpose of helping us get realistic numbers to present to the owners.
- The pool will not be open the summer of 2017, but it is highly likely it will be open the summer of 2018. Once the sale is complete, work will begin immediately.