

"A Recap of the Clubhouse Revitalization Project"

December 27, 2023

The following excerpts from the Condor newsletter are copied from "A Message from the Chairman" and represent a recap of the clubhouse revitalization project that has been openly shared with members over the past few years since September 2020.

These excerpts are shared to show the history of the current project's evolution with respect to potential financing options and the continual transparency of the project making it clear that final decisions regarding the actual construction of any portion or phase will not be decided until the costs are determined. The project is not a secret, the process has not been hidden from members, and it is not "a done deal."

For some members, this recap is a refresher and will merely be a review of the project. For newer members, this recap will briefly bring you up to speed on the actions taken over the past few years. At the end of the recap is information regarding the support of the project from the Pine Mountain Club Commercial Property Owners Association.

The Condor – September 2020

We have scheduled a special open board meeting on September 12 via Zoom to discuss plans and the feasibility to potentially continue forward with the other phases of the remodeling project and how that might be best accomplished to include the timing, financing, and other options. Please understand the purpose of this meeting is to discuss the future of the remaining phases and respective financing, not to finalize any plans other than potentially recommending drawings for the benefit of seeking bids to determine costs and explore financing options to include the (currently) low interest rates.

The Condor - December 2020

On November 21, the board approved a contract to develop construction documents to find out how much it will cost to proceed with the remaining phases of the Master Plan for the clubhouse complex revitalization. Please do not be misled as these documents do not initiate any furtherance of the phases for authorization to begin construction and we are not taking these documents to a lender to apply for a loan. We will determine the best course of action to proceed if financially feasible to do so and the information will be shared with members.

The Condor – April 2022

We interviewed prospective "project managers" this past month and – if hired - will assist us in putting together final numbers for the clubhouse revitalization so we can soon share that information with members and determine how we might move forward to fund this project. These interviews have been beneficial in helping us to learn more about the process that includes acquisition of fees, permits, insurance, and other associated costs not included within the cost estimation of the physical construction. This manager would also oversee the pre-construction and construction phases of the project on our behalf. I hope to share more information soon that will include a "town hall meeting" to update members on the project and cost.

The Condor – May 2022

The board selected a project manager for the clubhouse revitalization project after interviews were conducted with four [4] companies. We will be moving forward to get a contract approved so we can start developing a timeline and budget and schedule a town hall meeting with the new project manager to update members of the progress of the project and discuss options to fund this project.

The Condor – June 2022

Looking back, I believe we had expectations of being further along this past year to present to the members the anticipated costs to remodel and repair the clubhouse so we could continue moving forward along with financing options for members to consider.

The Condor – October 2022

We will be holding a Town Hall in the Condor Room on November 12 at 10:00 am to present members with a progress report on the clubhouse revitalization project. We will introduce our new project manager and present the latest updates on the plans for the remodel of the clubhouse.

We also plan to share the results of an upcoming facility assessment of the clubhouse to determine its condition that should be completed prior to the Town Hall. We plan to provide a live stream of the Town Hall and will record it as well but I do not know yet if the "chat room" feature will be activated for the Town Hall to allow members not physically present to ask questions or make live comments.

The Condor – November 2022

I remind you that we will be holding a Town Hall [right] in the Condor Room on November 12 at 10:00 am to present members with a progress report on the clubhouse revitalization project. You've probably seen the schematic drawings of the proposed remodel and they are on our web site - but - those drawings don't reflect what's behind these walls - beneath the floors - and hidden in the ceilings.

Next week, we will have a company doing a facility assessment on the clubhouse to check for asbestos, lead paint, and other conditions within the building to include electrical and plumbing. The purpose of the assessment is to determine the overall condition of this building and what might be expected to proceed forward with the project and make sure it is a safe environment for our members, guests, and staff. The assessment will assist us in our efforts to better estimate the costs of the project so it can be presented to the members.

The Condor – December 2022

I want to thank the members who attended our Town Hall on Nov. 12 in person and via the streaming option. We shared that the clubhouse complex revitalization project had returned to its basic phase approach with a priority to take care of the clubhouse first and relocate our staff to modular buildings during construction, and later in an unknown number of years address the phases that included a new administrative building and enlarging the area previously known as the Pool Pavilion.

Based on input from some members in attendance at the Town Hall and members who have reached out since, there seems to be an unofficial consensus that the entire project should be completed all at once to avoid a lengthy delay in the construction phases, avoid temporary (unsightly) trailers that may sit out front for several years, and avoid increased costs that would likely occur with two projects that would be significantly separated in time with potentially different contractors.

Obviously, the cost to do the entire project will be more than just the clubhouse and the board is concerned about the fiscal impact on our members. However, I think we all agree there is a definite cost-savings to the membership if the entire project is completed at once and a potential increase.

We had a discussion at the board meeting on Nov. 19 to decide how to best proceed. We will present the potential costs for the overall project to compare to the clubhouse-only phase. If we decide to entertain the possibility of completing the entire project, we will fast-track the process for cost estimates so that we can present members with potential financing options to consider so they can vote on their recommendation how to proceed and how they might contribute.

We can no longer ignore this situation to improve our dated facilities because ignoring the situation will not magically make these facilities better and more functional for our members and staff. We will delay no further.

If you have not yet had the opportunity to view the recording of the Town Hall, I think it is important that all members view it as it will not only address some of the costs involved but provides a historical perspective of recent efforts to improve the facilities. Please view the meeting here: <https://www.youtube.com/watch?v=hKJmGZFatI8>

The Condor – January 2023

Since the Town Hall and the board meeting in November, a few members have corresponded with concerns about the necessity for a new kitchen and new space for our employees. I remind members that during the workshop conducted in July 2021, the members participating clearly prioritized both the kitchen and new space for staff and recommended the overall plans as presented. It was important to these members and others to have a bigger, more efficient kitchen to serve members on the same level as the dining and the members believed in making better accommodations for our staff to serve the members. The other directors and I agree with them.

The Condor – February 2023

The plans to upgrade, repair, remodel, and replace elements within the clubhouse complex have been front and center for almost 10 years. The current project has been forthcoming for almost four years – and during the past two years – we have shared information on this project in the Condor newsletter, at board meetings, at Town Halls, at workshops, on our web site, and at meetings with both the Planning Committee and the Environmental Control Committee.

This project is not an extravagance, it is a necessity. This project has not been hidden nor disguised. If you did not know anything about this project, you did not take advantage of the many opportunities to be informed.

The Condor – March 2023

I'd like to revisit the past – once again – to correct some misinformation about the revitalization project that is being shared about the 2017 project and the cost of the new pool.

The 2017 project and the current project are not the same. It's like comparing apples to oranges. The project in 2017 was much larger in scope and included a two-story administrative wing. The project in 2017 did not include an overall cost or an official cost estimate. A cost per individual membership was never estimated nor shared with members. A cost estimate of \$20 million or more for that project was not provided by the Planning Committee, the board nor a general contractor – the misinformation was disseminated by advocates against the project.

The 2017 project was rejected by the membership. However, the incoming board afterward still believed it was necessary to upgrade this complex to repair, replace, maintain and improve Association property per our CC&R's. That board appointed a task force to take a new look at repairing and improving the facility while reducing the scope of the previous project and avoiding band-aid solutions.

The clubhouse building is over 50 years old. According to the Davis-Stirling website, boards are encouraged to take advantage of improved building materials and designs, and improved technologies, including installation or incorporation of upgraded materials and technologies into a repair/replacement when those upgrades result in components that have a longer useful life and/or provide more benefit/ cost savings than what they are replacing. One of these upgrades should be the use of fire-resistant material for the exterior of the buildings. We need to take advantage of these upgrades whenever possible – and the time is now.

The Condor – November 2023

It's time to repeat and once again reconfirm information regarding the clubhouse revitalization project. First, the clubhouse building is not falling down nor is it collapsing nor has anyone advocating for the project said such. The bones are good but the insides are not. We need to repair, replace and improve the facilities – and the current plans to do so are not extravagant nor unreasonable – and we are still working to minimize the costs by reducing the scope of the project.

The project has not been approved to start or finance any construction, the hiring of a contractor or contractors has not been approved nor proposals even submitted, and there is no loan on standby nor are there any contracts or proposals from any lender or banking institution.

The surveys regarding the financing options have not been shared with any potential lenders and the results of the survey have not been provided to any lender or banking institution representing any vote by members to approve the project. Your property will not be used as collateral for any loan if a loan is later approved.

The board has only approved what might be called the “pre-construction phase” of the overall project so that construction documents can be completed and we can then solicit bids from qualified contractors for the purposes of determining the costs of the overall construction project before making a decision to proceed any further.

How much will this project cost? We will not know the costs until the construction documents are completed and bids are solicited.

When the board knows the costs of this project, the members will know the costs of this project. Because the costs are still unknown, we cannot say today how we might fund this project and it could be done through various options if approved. This project is not a done deal despite what you may read in the newspaper or on Facebook.

The project manager hired to assist us and oversee the pre-construction process has not been paid upfront for the contracted amount, he only gets paid for the work he provides. If the project does not proceed after the costs are determined, the contract with the project manager will be terminated.

You may also be interested to know that the project manager will be sending out letters of inquiry to local contractors and sub-contractors in PMC and within the Mountain Communities to determine if they might be interested in bidding on this project in whole or in part once the construction documents are completed and a request for proposal is ready for distribution.

The Condor – January 2024

We are waiting for the Kern County planning department to advise us about any potential structural and retrofitting changes that may need to be made – or not - to the clubhouse and pavilion plans to address any codes and requirements related to earthquakes as part of the revitalization project. Once we receive this information, we should be ready to finalize the plans and get the costs for the project.

Pine Mountain Club Commercial Property Owners Association, Inc.

On July 2, 2022, the board of directors for the Pine Mountain Club Commercial Property Owners Association (PMCCPOA) – also known as the “commercial center” or “the village” - sent a letter in support of the revitalization project after it was voted upon unanimously by their board. They noted the redevelopment of the project is necessary due to the existing condition of the [clubhouse] buildings and praised the research and outreach to ensure the design meets the needs of PMC’s growing residential and business communities. (letter attached)

PMCCPOA

PINE MOUNTAIN CLUB COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.

Post Office Box 5246

Pine Mountain Club, CA 93222

July 2, 2022

RE: Clubhouse Remodel – Letter of Support

Dear Mr. Lewis, fellow Board Members, and General Manger Karin Shulman,

We are so pleased that you joined us at our June 2022 meeting. It was a pleasure. Thank you for having your architect David Pugh, Mr. Lewis, and PMC General Manager Karin Shulman walk us through the redevelopment of the Pine Mountain Club Clubhouse. We are now very clear the redevelopment is necessary due to the existing condition of the buildings. The design is exceptional, taking in the needs and demands of the structures and the change in requirements that have become clear over the last 50 years of continuous operations. You precisely identified the current status of the buildings and their present conditions. It is clear the Pine Mountain Club Residential Board, Mr. Pugh, and Ms. Shulman thought the project and phasing though clearly and did an enormous amount of research and outreach to ensure the architectural design is efficient and meets the needs of PMC's growing residential and business communities.

Our Board voted unanimously in support of the redevelopment, and we will continue to lend our support during the process as you move through the different phases to complete the redevelopment of all the remaining structures.

Thank you for your time, presentation, and dedication to the redevelopment of the PMC Clubhouse.

Respectfully,



Elizabeth Peterson Gower
PMCCPOA Secretary



Robert Antinoro
PMCCPOA President