

CALL TO ACTION: ACTIVITIES
PAVILION AREA IMPROVEMENT PLAN
RISK MITIGATION

1) Close in the Pavilion

Contractor Name and Contact:
Gust Construction (Chad Gust)

Date and Estimated Cost:
July 2021, Approximately \$100/SF, (30x50x100 = \$150,000)

Pros:

- Provides a sheltered place for more year-long use

Cons:

- Limits space for gatherings
- Could need heating/air conditioning for comfort and ventilation
- Would have to be modified in the future for new expansion
- Would reduce funds available for roads and marina
- Cost prohibitive

Priority Rating (1-5):
4 out of 4 proposed projects

Recommendation:
Cost is prohibitive and space limitation would not accommodate our growing community.

2) Add Bathrooms

Contractor Name and Contact:
Gust Construction (Chad Gust)

Date and Estimated Cost:
July 2021, Approximately \$200 SF plus cost of septic/disposal

Pros:

- Permanent bathrooms would be a great improvement over port-a-lets

Cons:

- Well head located at the lowest point of the property would prohibit septic drainage
- Would require water and sanitary disposal/maintenance
- Bathrooms would need to be locked to allow for owners only use
- Maintenance and cleaning would fall upon volunteers

- If a septic holding tank is used, will require pumping by a service.
- Would reduce funds available for roads and marina

Priority Rating (1-5):

3 out of 4 proposed projects

Recommendation:

Alternative to bathrooms without a septic system can continue to be pursued. Maintenance and security issues will have to be addressed.

3) Extend Parking Lot

Contractor Name and Contact:

Date and Estimated Cost:

Pros:

- Would provide for growing needs for social events
- Would help alleviate winter boat and trailer storage issues

Cons:

- Would reduce funds available for roads and marina
- Cost of grading and paving could outweigh benefits

Priority Rating (1-5):

2 out of 4 proposed projects

Recommendation:

Estimates to be considered, less value than the all-purpose pad.

4) Construct Open All Purpose Area to include Pavilion Extension, Pickle Ball Court and Basketball Hoop

Contractor Name and Contact:

Andrews Properties

Date and Estimated Cost:

7.30.21

\$16,200

Pros:

- Gives the most versatility in that it's multi-use for other activities
- Accommodates larger group gatherings for our growing community
- Includes estimate for paved walkway from pavilion to parking lot
- Enhances our community assets
- Provides a recreational area for all residents
- Affordable project

Cons:

- Would reduce funds available for roads and marina

Priority Rating (1-5):

1 out of 4 proposed projects

Recommendation:

Most versatile, beneficial, and affordable of the four proposed projects. Pursue this project after presenting to the community.