

Unified Vision Group Final Report

Presented at the November 10, 2017 Board Meeting

The mission of the Unified Vision Group was outlined at our first meeting, July 25, 2016. Our task was to assist the Board in determining our vision for the future, and to insure residents would not only be well informed, but also have the opportunity to share their comments and ideas about shaping our community's Unified Vision. The completion of an architect's plan for the clubhouse, pool area and annex building, and the gatehouse would be the culmination of our efforts.

With the help and support of the Board, our Property Manager and Community Assistant and the many residents who have participated in the process, we have completed our task and have prepared the following Report for the Board and the community.

On October 6th, 2016, The Vision Group held the first public informational meeting at Palm Aire Country Club. The meeting was promoted in the Forum, the Weekly Reminders, Clubhouse Posters, and at the Sept. Board Meeting. There were 196 that attended the meeting. In addition, questionnaires were mailed to those unable to attend. Residents demonstrated their interest by completing 183 surveys representing 121 households (30%). Of those responding 153 or 83.6% were favorably inclined to the development of a Unified Vision, to making changes to the LRF amenities, and to bringing the clubhouse up to code.

During the month of December, 2016, a series of four public meetings were held as Focus Groups with emphasis on the various uses of each area of the clubhouse as well as the pool and bathroom areas. Resident comments and ideas were recorded and compiled for review.

In January, 2017 a letter to homeowners from the Unified Vision Group was included with the Annual Meeting Packet. An updated report to the community was made at the February Annual Meeting as well as subsequent Board meetings and in the Forum. In addition, the Group met with Architects, and made field visits. We wanted to insure that the concerns and ideas of residents were included in the vision for our community.

At the September, 2017 Board Meeting the Board presented a video outlining the proposed changes to the facilities based on owner's feedback. Also, included were comments from our accountant, lawyer and banker. The selected architect James Dickason was on hand to answer questions regarding the proposed improvements. The video is available on the LRF web site for all to view. An Opinion Survey was distributed at the meeting and made available on line.

The Group tabulated responses and highlights the following results:

Of the 219 individuals responding (36% of the residents) 75% support improving our facilities.

Of the 155 households responding (39% of 399 homes) 73% prefer to make improvements now, as opposed to the 10% or 23 people that prefer to wait 10 years.

Finally, 76% prefer that improvements be completed now for the benefit of current residents and paid over the next ten years.

The committee reviewed all comments, suggestions and ideas both positive and negative and the summary of the compiled results will be available on the LRF website.

In conclusion, it is the recommendation of the United Vision Group that based on the overwhelming positive community response, the Board vote to move forward expeditiously with improvements to the facilities.

In addition, we believe that our Ad-Hoc group has functioned very well, and recommend that the Board appoint a similar group including selected representatives from the Pool Committee, Buildings Committee, Social Committee, Art League, and others as needed, to determine specifics for the improvements to the facilities. The residents' comments and suggestions will be provided to this group to guarantee continued community involvement.

We thank all those who participated.

David Gledhill, Chairperson, Judy Buffa, Barbara Kasper, Cleo Monjoy, and Sandie Nuwaysir