

## STATEMENT OF GOALS OF THE LONG RANGE PLANNING COMMITTEE

In the spring of 2015, the Long Range Planning Committee was established by the Sea Trail Master Association and charged with the responsibility to “study the association’s amenities in order to recommend needed and/or suggested enhancements over the next five to ten years.” Since that time, the committee has been meeting, assessing the needs of our growing and aging community and examining the status of our existing facilities. We have sought input from Sea Trail residents and department heads of various STMA committees. We have also done our own investigation of the current and future use of our existing facilities and possibilities for expansion. Throughout this process, our overriding goal has been to ensure that Sea Trail continues to be a first class community with comparable amenities for residents and visitors alike.

Early in our discussions, it became clear that additional space was the overriding priority. This includes the ability to conduct large group meetings and accessible rooms to meet the needs of our various clubs, committees and social gatherings. As the responsibilities of the STMA grow, there is a clear need to increase office and storage space. This goal can be accomplished in a variety of ways, each with its own strengths and drawbacks. Among the possibilities the committee investigated were building a new facility, replacing current outdated buildings and expanding existing buildings. Accomplishment of this goal will improve the experience for residents and property owners and make Sea Trail a more desirable option for future residents. It is our expectation that Sea Trail will continue to grow requiring additional facilities to accommodate this expansion. STMA and Sea Trail Resort share an interest in expanding our amenities. A cooperative effort will meet the needs of both. This could include land and financing to build new facilities.

A second goal necessary to maintain Sea Trail as a first class community is to upgrade our existing amenities and ensure they continue to be state of the art. This includes sound, video, recording capabilities and Wi-Fi access. It also means bathroom and kitchen facilities should be replaced and improved on a regular basis. A plan needs to be developed to replace indoor and outdoor furniture on a rotating basis.

STMA has always maintained excellent recreational facilities and these are used by most property owners, particularly during the summer months. Our current goal should be to develop a schedule to consistently improve them and maintain them as first class resort amenities. This includes deck replacements for our pools and resurfacing tennis courts. Consideration should be given to enhancements including dedicated pickle ball courts, shuffleboard, heated pool and a splash pool for children.

The first encounter with Sea Trail for residents, property owners and visitors is always the landscaping done by the STMA. This has always been maintained at the highest level and should continue in the

future. The goal over the next few years should be to improve and upgrade irrigation and road signs and implement a plan to redo the berm along Route 179 adjacent to the East entrance.

STMA has always been fortunate to have residents with wide and varied experiences and expertise who have volunteered to share their knowledge to the betterment of the community. It is our hope that this practice will continue as these goals become reality over the next few years allowing us to use the expertise of our residents to implement these plans to keep Sea Trail as a desirable, forward looking community that meets the needs of all of our property owners. Accomplishment of these goals will go a long way towards assuring that we will continue to have excellent amenities for the foreseeable future.

#### RECOMMENDATIONS OF THE LRP COMMITTEE

1. New amenities building. This is the primary recommendation of the committee. It was clear to the members that the needs of the STMA cannot be fully met until a new building is completed. We found a need for a much larger meeting room able to house 250 people, additional storage space for association records, modernized kitchens, additional rooms for small group meetings and more handicap accessible areas. Our recommendation would be for a one story structure.
2. Replace the MAC. This proposal ties in with the one above. We continue to spend money in a patchwork manner on this building. It is old and outdated as well as not being handicap accessible. The library is at capacity plus. Discussions were held about turning the MAC into a pool cabana type facility with only one floor.
3. Upgrade all technology in the three buildings to be user friendly and state of the art. Once again, we continue to apply band-aids to an aging if not out of date system. Besides WiFi access in every corner of every building, we need Bluetooth capability, more user friendly access to TVs, microphones, recording equipment, etc. This equipment becomes outdated every 5 years. Any upgrade should be covered by a contract with a provider and be evaluated annually for suggested upgrades to keep the system current.
4. Replace and improve pool decking. Once again, the repairs are being approached in a piecemeal fashion. An ongoing plan for replacement of the decks needs to be established. Materials need to be a type that does not burn the feet of anyone walking on the deck in the summer heat. The material should be nonskid if it gets wet as well as stain proof. A thorough review should be conducted of available materials before replacing pool decks. In particular, pavers should be

considered because of their durability, slip resistance and comfort while walking on them in hot temperatures.

5. Heat a pool to extend the season. This is a nice addition to accommodate the many swimmers who live here. It does not have to be year round but could expand the season into November with resumed use by early April.
6. Elevator at the MAC. In the absence of a new facility, we have no choice.
7. Replace and redesign kitchens and bathrooms in all buildings. Expanded handicap access must be included. In addition, a schedule of repair, replacement and refurbishing should be established to avoid the current piecemeal approach.
8. Build additional recreational facilities for our members. Dedicated pickle ball courts, shuffleboard, a dog park and playground should be considered.
9. Parking at the facilities should be expanded. More and more people are parking along the streets and damage the grass for which we paid. There is ample space at the MAC to expand. There is no room at the pink palace, but a solution needs to be developed as the community grows.
10. Build a kiddie pool or splash pad at one of the facilities. There are sufficient grandchildren visits to consider this addition. The committee is aware of some of the restrictions on fencing etc., but there is enough need to discuss feasible options.
11. Develop a plan to upgrade all furniture on a regular basis. While the Facilities and Pool Committees have done a great job of using and restoring used equipment from other resorts, we need to upgrade our facilities as our community grows and usage increases. Furnishings should be replaced on a rotating basis based upon their life expectancy. This plan should include building furniture, pool furniture and all appliances. Such a plan would reduce the need for emergency expenditures and enable the board to plan for upcoming expenses.

12. Redo the berm along route 179 adjacent to Sugar Sands. This area is an eyesore. Tree trimming was partially completed last year but a more extensive remake of the entire berm needs to be done. The committee noted the facility across from Sea Trail which has a much higher berm decorated with knockout roses, grasses and mulch. Such a berm requires more maintenance but is much more attractive while providing privacy for community residents. This project should only be implemented after input is obtained from residents of the area, the landscape committee and the board.

## Facilities Usage Study Highlights

### What we looked at

- An analysis was done of the usage of all our facilities for the month of October of 2015,. It was assumed that October usage is indicative of all other months
- Each day was divided into three time periods; morning-7am-noon, afternoon-12-6pm; evening-6pm-11pm
- Any event occurring during a time period was assumed to block the facility from being used by anyone else during that time period
- If an event bridged two time periods it was assumed that it tied up the facility for both time periods; i.e. an event from 4-8pm was assumed to block the facility in the afternoon and the evening
- We have no information on how often rooms are not available to people/groups looking to use them

### What we found

1. The Pink Palace main room was used at least once per day 90% of the time; that increases to 95% during weekdays vs 78% on the weekend
2. There is at least one event per day (100% daily usage) during the week at The Sunset Room, Creekside and The MAC
3. The Seahorse room is used the least; only 52% usage at least once per day. Although weekday usage is 72% vs 0% (no usage) on weekends
4. Not surprisingly the highest usage occurs during weekdays vs weekends
5. There are clear time periods when certain facilities are at or close to full utilization
  - a. PP Main Room weekday afternoons; 82% utilization
  - b. PP Main Room weekend evenings; 78% utilization
  - c. Sunset Room weekday mornings; 77% utilization
  - d. Sunset Room weekday afternoons; 100% utilization
  - e. Creekside weekday mornings; 100% utilization
  - f. The MAC weekday afternoons; 100% utilization
  - g. Fitness Room is used an average of 45 times per day (includes re-entry and cleaning)
  - h. Library is used an average of 12 times per day (including re-entry, cleaning and stocking shelves)

### Other considerations

1. The Main Room at The Pink Palace is often tied up by groups that could use a smaller facility if it were available
2. The Main Room at The Pink Palace can only accommodate 100-120 people. There are several times throughout the year when a larger room, up to 250 people, is required
3. We do not have adequate facilities for storage of STMA records.

October 2015 Pink Palace Usage - Summary

Time	PP Main room	PP Seahorse	PP Sunset	Creekside	MAC
used at least once per day	90%	52%	71%	87%	74%
morning	58%	22%	55%	87%	3%
afternoon	77%	22%	71%	32%	74%
evening	65%	45%	35%	0%	42%
used at least once per weekday	95%	72%	100%	100%	100%
morning	73%	32%	77%	100%	3%
afternoon	82%	32%	100%	45%	100%
evening	59%	64%	50%	0%	59%
used at least once per weekend day	78%	0%	0%	56%	11%
morning	22%	0%	0%	56%	0%
afternoon	67%	0%	0%	0%	11%
evening	78%	0%	0%	0%	0%

Notes: 1. morning: 7am-12pm; afternoon: 12pm-6pm; evening 6pm-11pm 2. an event that overlaps two time periods is counted as two events 3. two events in one time period counts as one event