

Sea Trail Master Association Long Range Plan

Presentation to STMA Board and Residents
May 18, 2016

Background

- The STMA Board created a working committee in March 2015 to develop the framework for a long range plan with a time horizon of 5 to 10 years
- Considerations
 - current facilities are aging
 - Sea Trail population expected to grow in next several years with development on many of the several hundred build-able lots
 - many of the current facilities are already at or near capacity
- LRP Committee consisted of Chairperson Mike Campbell, residents Greg Barratt, Kaye Evans, Barb Hauver, John Goodrich and John Rothermel
- Committee met several times over the past year and received input from Committee Chairs as well as survey input from residents at the volunteer appreciation dinner meeting in early 2015

Scope

- The Committee task was to
 - assess the future needs of Sea Trail residents
 - create a vision for what Sea Trail amenities should consist of
- The Committee was not asked to consider any financial, engineering or other aspects as this was judged to be the responsibility of the STMA Board

The Vision

- Sea Trail is a desirable, forward looking community that meets the needs of all of our property owners.
- Property owner's facilities and amenities are first rate
- Facilities are maintained and upgraded on a regularly scheduled basis

Plan A: Need for a New Amenity Center

- ideally a one story structure
- a large room with seating for up to 250 people
- user friendly state of the art audio visual system
- ample parking
- record storage
- additional meeting rooms

Plan A: The MAC and Pink Palace

- assuming a new facility is built then The MAC will be reconfigured as a one story building only, primarily serving the Pool
- Pink Palace kitchen and bathrooms will be modernized
- upgraded user friendly audio visual system
- pool deck surfaces at MAC and PP would be converted to pavers that are more attractive, longer lasting and cooler on the feet
- pool furniture replaced on a regular basis
- one of the pools will be heated to extend the swimming season by two months (November and April)
- interior tables and chairs replaced on a regular basis
- expanded handicap access throughout, including the pool

Plan B: The MAC and Pink Palace

- Assuming that a new facility is not built then it is recommended that The MAC receive a renovation
 - build out the footprint to add more meeting room and storage space
 - add an elevator to access the second floor
 - add additional parking
- Note: this solution will not provide a room that will accommodate 250 people

Other Amenity Improvements and Upgrades

- improve and upgrade road signs
- improve and upgrade irrigation to ensure landscaping always provides great visuals to residents and visitors
- provide additional recreation facilities including;
 - pickle ball courts
 - shuffle board courts
 - kiddie splash pool
 - dog park
- develop attractive privacy berm along Route 179

Next steps

- Board approval on establishing priorities and next steps
- discuss vision with Sea Trail Resort and seek opportunities for cooperation
- seek input from residents
- establish a schedule and funding options for implementation
- engineering committee to develop parameters
- establish finance sub committee to establish budget, financing options and impact on residents

Appendix: Current Facility Usage

An analysis was done of the usage of all our facilities for the month of October 2015.

What we found;

- 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
- There is at least one event per day (100% daily usage) during the week at The Sunset Room, Creekside and The MAC
- The Seahorse Room is the least used; only 52% usage at least once per day. Although weekday usage is 72% vs 0% (no usage) on weekends
- Not surprisingly, highest usage occurs during weekdays
- There are clear time periods when certain facilities are at or close to full utilization;
 - PP Main Room weekday afternoons; 82% utilization
 - PP Main Room weekend evenings; 78% utilization
 - Sunset Room weekday mornings; 77% utilization
 - Sunset Room weekday afternoons; 100% utilization
 - Creekside weekday mornings; 100% utilization
 - The MAC weekday afternoons; 100% utilization
- The Fitness Room is accessed an average of 45 times per day
- The Library is accessed an average of 12 times per day