

10/09/2024

PLPOA discussions to the public about the gymnasium have somewhat subsided over the past few months, but it has remained a regular item at every board meeting. Staff and committees have been working diligently to reach a point where answers can be provided. Cost estimates are in, and as expected, the expense exceeds 15% of PLPOA's equity. This means the board cannot approve the project directly—approval/denial must come from the ownership through a vote. I repeat: ownership will vote on the gymnasium, which will coincide with a special assessment (separate from the regular annual assessment) for the project.

There are several options for how the special assessment might be applied. One of the key steps in getting to that conclusion is a pre-vote survey. This survey, along with other inquiries, will ask owners for their preferences on special assessment billing & payment, should the ownership vote in favor of the gymnasium. More details, including the survey itself, will be released next Friday, the 18th. Rest assured that the ballot will not be sent out with any unknowns. The exact cost of the special assessment and how it will be billed will be included on the ballot, so you'll know precisely what you are voting on and what the outcome will entail, should the vote pass.

We have heard you clearly: you want information. That's what we've been working hard to gather. Over the next few months, our goal is to combine what we've already heard with your continued input, to produce that information for you. We want to ensure you have everything needed to make an informed decision when casting your vote. A timeline for this process was approved at last night's monthly board meeting.

In addition to the timeline below, we will include a *Gym Talk* section in every eblast from now until the voting closes on March 1, 2025. These updates will also be posted on a dedicated webpage for the gymnasium, providing a central resource for any inquiries you may have.

GYMNASIUM COMMUNICATION, TRANSPARENCY & PROCESS TIMELINE

- E-blasts
 - 10/11/24 – 02/28/24 weekly update session designated to Gymnasium information (Gym Talk)
 - A look at subjects of the next few eblasts
 - 10/18: Special assessment specifications and Survey Launch
 - 10/25: History of how we got here
 - 11/1: Voting process and requirements
- 1.

- Survey to ownership
 - Open 10/18/24-11/1/24 Reopen 11/17/24-01/01/25
 - Vague description on inclusions (Details to be posted Oct 18, 2024):
 - Give and receive options for funding.
 - Get feedback on information the ownership needs to make informed decision.
- Presentations
 - November 16, 2024 (in person)
 - January 8, 2025 (in person)
 - March 1, 2025 (in person)
 - Presentation boards will stay up for viewing at owners' convenience 11/16/24-3/1/25
- Ballots open for voting
 - January 27, 2025 – March 1, 2025
- If it doesn't pass the process stops here
- If approved
 - March 1, 2025 Board approval special assessment
 - March 3 & 4 Send out Ratification Notices
 - March 20, 2025 Ratification Meeting
- Construction timeline TBD based on special assessment billing and payment decision