

## Week 7 Article 7: (11/22/2024)

We understand and respect the passion surrounding the gymnasium project discussions. Transparency and open dialogue are essential, especially when financial commitments and community impact are involved. Owner comments have raised concerns and included many misrepresentations, which we aim to address with clarity and professionalism.

The PLPOA Board and Committees are advocating for the gymnasium project, as the Board approval has directed us to advance it to a community-wide vote. Our advocacy reflects the belief that this project aligns with the long-term vision for our community and addresses a significant need for expanded recreational facilities. However, the majority vote of the community will be the final say.

### PLPOA's Role and Intentions

Our responsibility is to provide accurate and comprehensive information about the gymnasium project to ensure property owners can make informed decisions. While we advocate for the project, the ultimate decision rests with the community through the upcoming vote.

We value your opinions and encourage constructive discussion. However, we ask that all debates remain rooted in respect and factual information.

### Clarifying a Statement

The statement:

“While we feel somewhat discouraged in having to seek permission for the gymnasium when other projects that serve far less of the community have not required it, we respect and abide by the governing documents ...” (slide 18 of presentation)

has sparked considerable attention. Let us clarify its intent:

- This is not a complaint about needing community input. Instead, it acknowledges the scale of this project and the financial requirements that necessitate a community vote.
- The reference to other projects highlights our ability to complete smaller-scale projects without additional assessments or community-wide votes. This is a testament to our commitment to serving various demographics within the PLPOA.
- We fully respect the voting process. It is critical for major decisions like this one, and we are committed to abiding by its outcome.

## Advocating for the Gymnasium

The PLPOA Board and Committees believe the gymnasium project will provide long-term benefits to our community, including increased recreational opportunities, enhanced property values, and a facility designed to serve diverse demographics. While the Board's approval reflects this belief, we recognize that the final decision lies with the community.

## Addressing Misunderstandings

### Voting Process and Clarifications

#### 1. Survey vs. Vote

- The survey is not the vote. It is a tool to gather feedback from the community to guide the Board and committees in structuring the special assessment if the gymnasium project is approved.
- The vote will determine whether the project moves forward. Voting will be conducted by a third-party company, Vote Now, and will open January 27, 2025, and close March 1, 2025.

#### 2. Option 5 on the Survey

- Option 5, "not in support of the gym," was included to ensure the PLPOA could address concerns of those opposed to the project in the event it is approved. If the project is approved, the survey feedback will help determine how the special assessment can best accommodate those who are not in favor, including identifying the most manageable payment methods for them.
- This approach reflects PLPOA's commitment to fairness and consideration for all members of the community, whether they support or oppose the gymnasium project.

#### 3. Key Dates for Voting

- January 27, 2025: Voting opens.
- March 1, 2025: Voting closes.
- Results will be determined by a majority of votes cast, and the project will either proceed or be tabled based on the outcome.

#### 4. Voting Process

- Voting will be conducted through a secure third-party system, Vote Now.

- Members will receive instructions via email or USPS, depending on the contact information on file. If neither is received, contact details for assistance will be provided in the Winter newsletter and on the PLPOA website.

### Funding and Financial Transparency

- PLPOA funds are managed with transparency and accountability, with annual audits and regular reserve studies to ensure financial health. Claims of mismanagement are unfounded.
- The Finance Committee carefully reviews all financial plans, and financial records are accessible to the community. Finance Committee Meetings are open for any PLPOA owner to attend.
- Monthly Financial Statements are posted every month for all owners to view.

### The Parking Lot

- The Rec Center parking lot was planned independently of the gymnasium project to address increased use of current amenities, including the Rec Center, pickleball courts, the dog park and for planned amenities such as the Multi-purpose athletic field. It was not constructed specifically for the gymnasium.

### 15% vs. 20% Buffer Error

- From the Finance Committee: *In our analysis of how best to fund the gymnasium project, the finance committee considered a number of different possibilities that used various assumptions for construction costs, financing costs, and loan terms. When analyzing these different scenarios, we created multiple spreadsheets to compare scenarios side-by-side. In preparation for the gymnasium meeting on November 16th, the spreadsheet for one of the scenarios that was considered, but not recommended, incorrectly ended up in the presentation slides. Our recommendation to the Board was to build in a 15% buffer on top of the construction cost estimates the PLPOA received for the gymnasium, but the scenario shown in the November 16th slides incorrectly showed a 20% buffer. Please see the correct calculations replaced in the presentation.*

### Moving Forward

We believe in this project's potential to enrich our community and serve a broad range of members. The PLPOA Board, Staff and Committees remain committed to advancing this project to a vote as directed by the Board while continuing to provide transparent and accurate information.

We encourage community members to engage in respectful, fact-based discussions and to reach out directly with questions or concerns. Let's work together to ensure every property owner has the information they need to make an informed choice.

Lastly, we will continue to work with committees to modify offering brought up at the meeting such as additional programming and scholarships for membership, to implement into the plan for the next community