

An aerial photograph of a large, irregularly shaped lake with a prominent peninsula in the center. The lake is surrounded by a mix of residential housing, trees, and open fields. The sky is clear and blue, and the overall scene is captured from a high vantage point, looking down on the landscape.

# Capital Plan Investment Proposal

**Sandy Pines Recreational Community**

Member Ballot Proposal • 2026 Season

# Agenda

- Approach
- Review of Capital Investments (2016–2026)
- Capital Cost To Budget Over the Last Decade
- Budget Impact of Capital Improvements
- Wightman Engineering Workshop Information
- Affordability Breakdown
- Project List
- Q&A



# Approach

- Three Years of Research
  - Long Range Planning Committee
  - Finance Committee
  - Lake Committee
  - Operations Input
  - Cross Functional Team Developed
- Higher experts to evaluate with data-based tools
  - Sandy Pines does not have this expertise
  - Wightman Engineering hired to evaluate and present data
    - No Skin in the Game!
- Member Survey Results
- 25-Year Plan Developed
- Reduced to 15-Years – BOARD OF DIRECTORS HEARD YOU!!!!



# Review of Capital Investments (2018–2026)

## 10 – year Capital Reserve

### As Budgeted / Planned

- CC 5 & 6 FEMA Building
- Earthen Dam Tube
- Retail Renovation for Sales Efficiency and Appeal
- Rebuild Flea Market
- Path to Phase 3
- Phase 3 – Picnic Shelter
- Shingles Replacement at Security
- Computer and Software Updates
- Compactor Replacement and Fences
- Administration Windows
- Vermeer 555 Jetvac
- Specific Court Replacement
  - Additions based on Member majority request
- Phase 2 Outdoor Pool
- Phase 3 Pool and Deck Fence
- Additional Road Replacement
- Mini Golf Course Carpet Replacement
- Fitness Equipment Replacement
- Phase 3 Drainfield



# Review of Capital Investments (2018–2026)

## 10 – year Capital Reserve

### Projects Re-directed

- Waterpark Flooring – safety issue
- Game Room Floor – damaged
- Fitness Room Floor – extend life
- Lake Study Improvements – protection of the lake
- Playground – ground surfacing
- Pickleball Lights
- Memorial Landscape – (internal talent)
- RC Track – (internal talent)
- Train – (internal talent)
- Retail Parking Lot
- Inspector Truck
- Ice Rescue Suits
- Maintenance Equipment Replacement – under \$5k
- Seat Planks
- Tapco port– o –bend
- Gas Engine Compressor
- Robotic Pool Cleaner
- Floor Cleaner
- CNC Machine
- Snow Blower
- Harley Rake
- Pressure Washer
- Acid Barrel Spill Containers
- Steam and Surface Cleaner



# Review of Capital Investments (2018–2026)

## 10 – year Capital Reserve

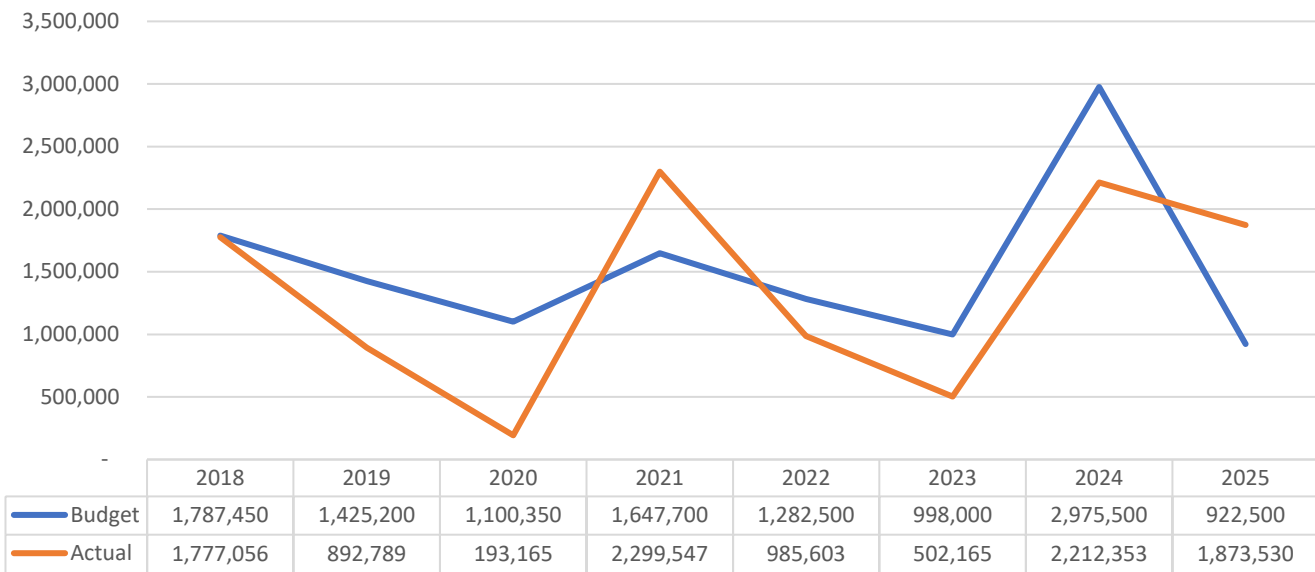
### Projects Held – Removed from Plan

- Kitchen for Pavilion – at Northshore
- Lakeside Pavilion Roof (alternate plans)
- 6-foot Chain-link fence around the park (redirected focus and vision)
- Maintenance Generator
- Replace Chipper
- Waterpark Pool Slide – in future 25-year plan
- Splash Pad Concrete and Equipment - in future 25-year plan
- Waterpark New Toddler Slide
- Dock System – as needed
- Rental Trailer and Cabin Replacement – as needed – continuing in new plan



# Capital Cost To Budget Over the Last Decade

Capital Plan 2018 - 2025 (Budget vs Actual)



# Budget Impact of Capital Improvements

- **Increase in depreciation expense** (non-cash accounting expense).
- **Potential increase in property taxes and insurance**, depending on the asset.
- **Reduction in repair and maintenance costs** as older assets are replaced.
- **Potential operational efficiencies**, such as lower utility costs, less downtime, and reduced labor.
- **Possible increase in revenue or member retention** if the improvement enhances the member experience.



## Facility Condition Assessment

Wightman analyzed the condition of each asset and built a database that builds intelligence into each asset.

- Providing a year-by-year, system-by-system list of physical needs
- Each building system is linked to its life cycle
  - In accordance with the [Building Owners and Managers Association \(BOMA\)](#) standards
- Approximation of cost for each need is based on [R.S. Means](#)
- This provides a “**forward looking**” plan rather than a “**single point**” in time plan



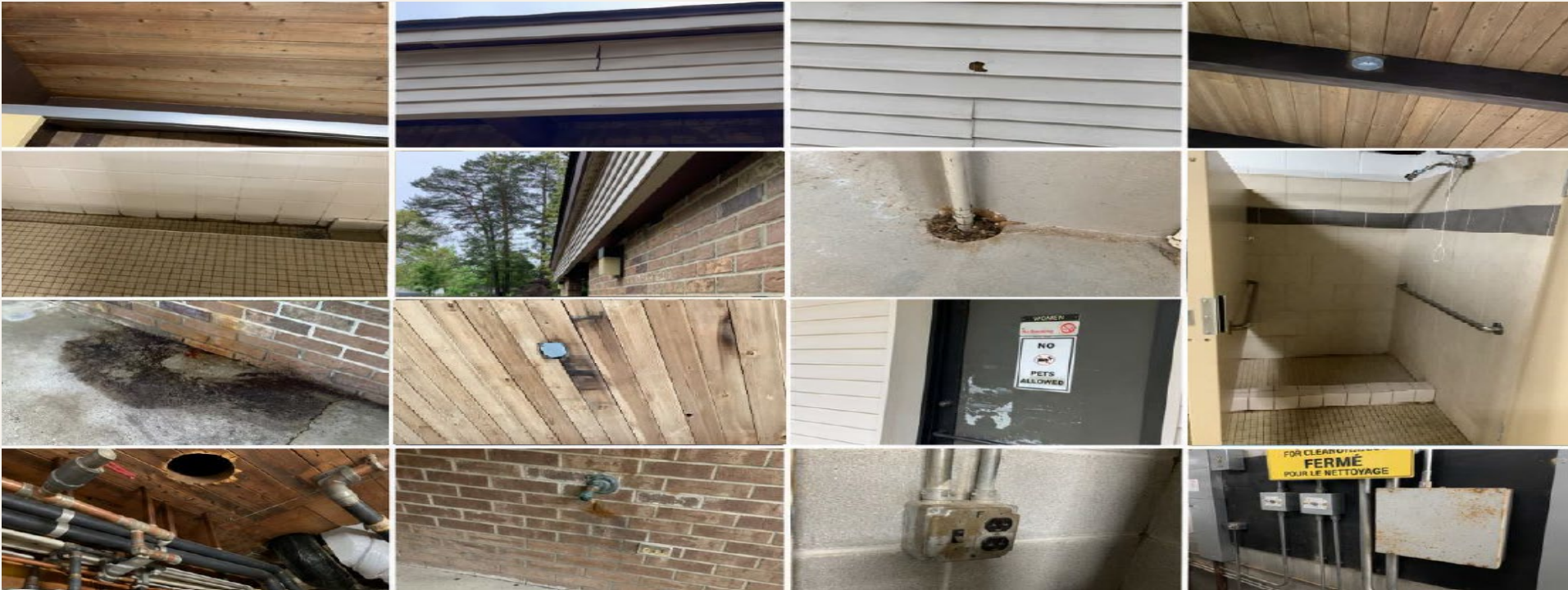
# Site Amenities



# Pump / Well Houses



# Convenience Centers



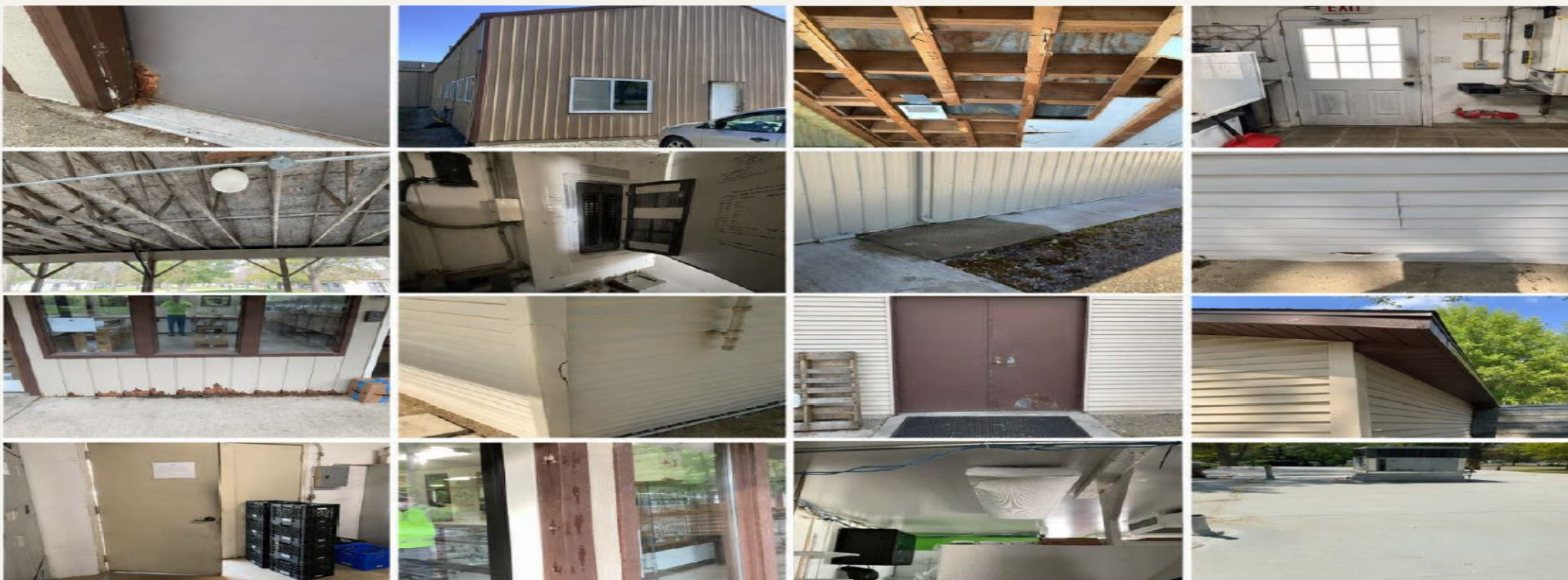
# Convenience Centers



# General Buildings



# General Buildings



# COMMUNITY ASSET CONTINUUM



## PRESERVE

**25** ASSETS

- Continue routine maintenance to maximize service life



## RENEW

**18** ASSETS

- Reinvest where improvements provide long-term value



## REIMAGINE

**63** ASSETS

- Consider replacement, relocation, or removal where continued investment is no longer the best long-term solution

## COMMUNITY ASSET CONTINUUM

WELL MAINTAINED

NEEDS INVESTMENT

END OF LIFE



**25 ASSETS**  
PRESERVE

**18 ASSETS**  
RENEW

**63 ASSETS**  
REIMAGINE



Our assessment wasn't intended to decide what should be built—it was intended to **identify which assets require investment** so the community can make informed decisions about the future.



# SURVEY HIGHLIGHTS



**1,271**  
RESPONDENTS



**LAKE AMENITIES**  
TOP CATEGORY



**ADDITIONAL  
LAKE PUMPS**  
TOP PROJECT



**67.4%**  
YES  
FUND SUPPORT



**900**  
COMMENTS  
ANALYZED

## TOP 10 PRIORITY SIGNALS

| PRIORITY                                                   | INDEX |
|------------------------------------------------------------|-------|
| 1 Lake amenities overall                                   | 83.3% |
| 2 Park amenities overall                                   | 80.8% |
| 3 Additional lake pumps                                    | 85.3% |
| 4 Water quality and environmental management               | 79.0% |
| 5 Ice Cream Shop and Support Building (Phase 1)            | 82.0% |
| 6 Simple, durable, cost-efficient convenience centers      | 75.5% |
| 7 Prevent deterioration of existing amenities              | 74.1% |
| 8 Aquatic vegetation management equipment (Weed Harvester) | 73.6% |
| 9 General building assets overall                          | 73.5% |
| 10 Safety / function / sustainability first                | 71.3% |

## COMMUNITY PRIORITIES SURVEY RESULTS

|   |                                                                                                                                                                                                 |        |                              |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------------|
| ? | None of the above                                                                                                                                                                               | 22.02% | 203                          |
|   | <b>Core Development:</b> combining the Pavilion / Tot Center, Picnic Shelter, Ice Cream Shop, and surrounding site area (parking, roads, walkways, lighting, etc.)                              | 34.27% | 316                          |
|   | <b>Enhanced Entry:</b> combining the entry gate, public safety, mail center, and maintenance building parking area for a centralized hub                                                        | 8.89%  | 82                           |
|   | <b>Recreation Area Update:</b> eliminated underused or unused amenities and created a lively community space for new pickleball courts and other missing recreation assets                      | 23.97% | 221                          |
|   | <b>Marina / Rental Beach:</b> develop the Phase 6 rental / marina beach area to add picnic area, seating area, sunset benches, landscaping and golf cart parking to make it a park destination. | 11.82% | 109                          |
|   | Other (please specify)                                                                                                                                                                          | 18.11% | 167                          |
|   | <b>ANSWERED</b><br><b>922</b>                                                                                                                                                                   |        | <b>SKIPPED</b><br><b>349</b> |

Totals reflect Community Priorities Survey responses only.



# Five Values

Your comments distilled



1

## PRESERVE CHARACTER

Protect the lake,  
natural beauty,  
and what makes  
Sandy Pines special.



2

## INVEST WISELY

Use resources  
responsibly and focus  
on high-value,  
long-term solutions.



3

## IMPROVE SAFETY

Prioritize safety  
and reduce risk in  
all decisions and  
improvements.



4

## SUPPORT FAMILIES

Create amenities  
that bring families  
together and serve  
all ages.



5

## PLAN TOGETHER

Work together  
with transparency  
and shared input  
to shape our future.



# EXECUTIVE SUMMARY PRIORITY RANKING BY CATEGORY

(HIGHEST TO LOWEST)

1



## LAKE AMENITIES

*Strongest Mandate*

56% HIGH PRIORITY



### CLEAR DIRECTION

Function, safety,  
sustainability



### TOP ITEMS

Lake pumps, vegetation  
management, dredging,  
water quality

2



## PARK AMENITIES

*High Support*

44% HIGH PRIORITY



### TOP DRIVERS

- ① Prevent deterioration
- ② Safety / risk reduction
- ③ High-use areas



### LOWEST PRIORITY

Aesthetics

3



## CONVENIENCE CENTERS

*Supported but Cost-Sensitive*

34% HIGH PRIORITY



Majority prefer durable  
construction but not  
necessarily FEMA-rated



51% prefer a mixed  
approach depending  
on location

4



## GENERAL BUILDINGS

*Moderate Priority*

25% HIGH PRIORITY



Ice Cream Shop / Pavilion  
highest within category



Mail Center  
lowest ranked



FUND RENEWAL SUPPORT

**67.4%** YES (621 yes, 301 no; n=922)



FINAL COMMENTS

Most often focused on maintenance,  
water quality, affordability, dues, and transparency.



# Investment Strategy

01

Do Nothing

02

Eliminate  
Assets

03

Maintain  
Deficiencies  
In-Kind

04

Strategically  
Invest





This proposal represents an investment in our shared future — in the safety of our families, the beauty of our grounds, and the legacy we leave for the next generation of Sandy Pines members. We value your input to help ensure we make thoughtful investments that protect, maintain, and enhance the park's infrastructure and amenities for the future.

**Questions?**