

## 2010 Community Center Project Questions & Answers

**Q.** Does the \$3.2M cost include upgrading the existing clubhouse and new tennis courts?

**A.** No. Money to upgrade the old clubhouse and tennis courts is budgeted and will come out of the reserve fund. We are waiting for the new community center to be built so we can match its architectural detail.

**Q.** What arrangements have been made for restaurant service during construction, and who pays for it?

**A.** A temporary snack bar will be set up using a mobile home or similar structure. The POA and LFCC will share the costs 50-50.

**Q.** Will the solar panels heat the pool?

**A.** No. Actually, the solar panels will not directly power the community center, either. It will be powered by conventional BEMC service. The panels will be attached to a meter that records KW hours. The meter will be read by BEMC, but in this case the POA gets *credited* with the hours produced by the panels. The credits offset metered usage. This arrangement is more cost effective than installing equipment to convert solar power output to 110 AC current.

**Q.** Who votes the developer lots that were foreclosed on?

**A.** BB&T now owns the developer lots and will receive ballots for them.

**Q.** Are we voting to approve the loan or the community center?

**A.** The vote is to approve financing. Constructing a community center is a board decision that does not require approval if no financing is required. The POA board may choose to use the money to throw a huge party and buy each board member a new Porche Carrera (just kidding to see if you're awake).

**Q.** Is the LFCC going to have a meeting to discuss this proposal with its members?

**A.** That is a decision that the LFCC board must make.

**Q.** What does the POA do if LFCC goes bankrupt in the middle of the project?

**A.** The golf course must have a pro shop and restaurant to operate. The POA would make arrangements with prospective buyers to provide those facilities to a new owner.

**Q.** Where did the estimated costs come from?

**A.** Two sources, a professional cost estimator and Taylor construction.

**Q.** After the 5 year assessment period, how much of our dues will go toward making the loan payments?

**A.** The cost of the loan is \$165K per year, divided by 618 properties equals \$267 per year per member, on average. Since lot owners pay dues at 75% of homeowners, the allocation from dues for homeowners is \$300 and lot owners \$225.

**Q.** Will proxy votes be accepted?

**A.** Yes, properly assigned proxies will be accepted.

**Q.** How will we get into the new community center?

**A.** After construction, all Lockwood amenities will be operated on a key card system--the community center, the old clubhouse and the pool. Every property owner will be issued a card.

**Q.** Will we hire a manager for the new building?

**A.** The plan is to manage the new community center with volunteers, just like the existing pool and clubhouse. For large rental events, we would engage an event planner and/or caterer, paying them out of the rental proceeds.

**Q.** Who is the architect for the community center?

**A.** Dick Pearce, a resident.

**Q.** Why is the library so big?

**A.** The library will be a multi-purpose area. It will have lounging furniture in addition to tables & chairs and likely a large screen hi-def TV. It can be used for card or board games.

**Q.** What does the loan cover?

**A.** This is in the presentation—it covers the building and everything needed to furnish it, new septic and parking lot, construction loan interest and a USDA required contingency of 5%.

**Q.** Are the costs to operate the new community center, including insurance and taxes included in the cost?

**A.** Yes, all costs associated with the building and it's operation are included in the assessment and proposed dues.