



**The Commons Club Beach Club  
Beachside Elevation Concept**

# The Commons Club at The Brooks Beach Club

---

**Town Hall Meeting**  
November 8<sup>th</sup>, 2023

---

## Today's Agenda

Reintroduction of Professionals

---

Review of Initial Challenges

---

Progress Since March Meeting

---

Introduction of Architect: Dave Humphrey

---

Review of Architectural Renderings

---

Review of Future Parking

---

Timeline and Draft Budget

---

Q&A

---

---



The Commons Club at The Brooks

# Beach Club Rebuild Committees

## **Beach Rebuild Committee**

Chair: Theresa Weinberg, Jennifer Smyth, Sandy Varnum, Sandie DeFrancesco, Mel Pelletz

## **Member Beach Committee**

Chair: Sandie DeFrancesco, Meg Hogan, Mary Brennan, Carol McConnell, Joe Shannon, Susan Spence, Madelaine Botti, Nancy Richardson, Sue Martau, Sal Carbino, Barbara Brown

## **Finance Committee**

Chair: Bruce Harris, Eliot Rothwell, Jim McGowan, Bob Lienesch, Stacey Deffenbaugh

# The Beach Club is our Most Valuable Asset

And the chief reason Gold members belong to TCC.

Our MEMBERS will have a more modern facility which is more hurricane resistant.

Our FACILITY will continue be a competitive amenity in the marketplace.

OWNERS in The Brooks and SWP will experience a positive impact on the value of their real estate investment.



# The Commons Club at The Brooks

## Beach Club

### Future Must Haves

- ✓ Comparable Deck Space to previous
  - ✓ 7,000sf before vs 6,900sf + 4,500sf
- ✓ Member Party Areas
- ✓ Central Member Gathering Space
- ✓ Restrooms>Showers with HVAC
- ✓ Member Grilling Space
- ✓ Maximum Beach Viewing
- ✓ (Snack Bar Possibilities)



# The Commons Club at The Brooks

## Beach Club

### Engaged Partners

- Attorney: Henderson/Franklin – Jeff Wright
- Contractor: Garrett Construction – Don Garrett
- Civil Engineer: Grady Minor & Associates – Michael Delate
- Landscape Engineer: Grady Minor & Associates
- CCCL CE: Humiston & Moore – Brett Moore
- Architect: Humphrey Rosal Architects – Dave Humphrey

# Introduction

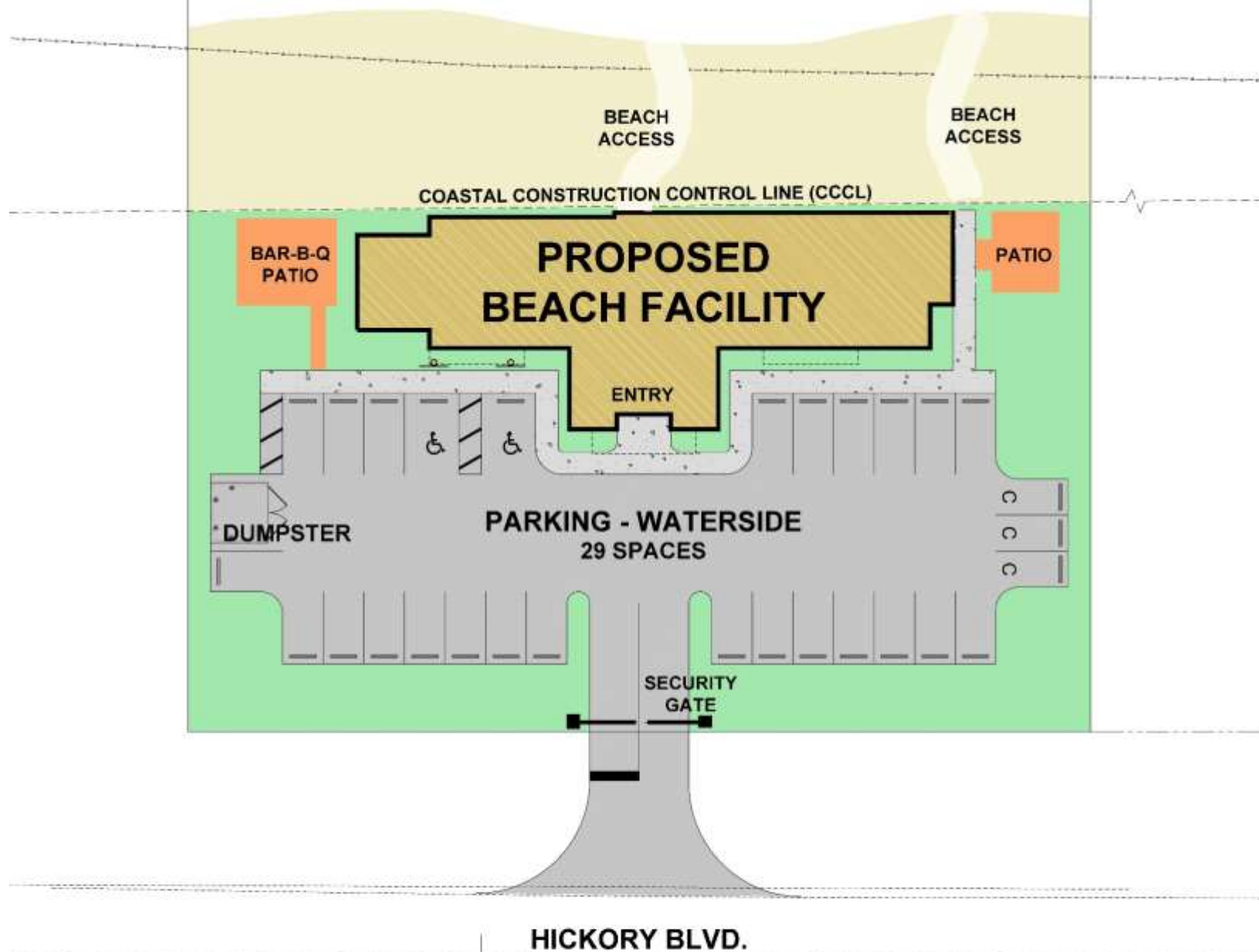
## **Dave Humphrey** Humphrey Rosal Architects



HUMPHREY • ROSAL  
ARCHITECTS

3200 North Tamiami Trail, St. 300, Naples, Florida 34103  
239.263.4201      [dhumphrey@humphreyrosal.com](mailto:dhumphrey@humphreyrosal.com)





# The Commons Club Beach Club Site Plan

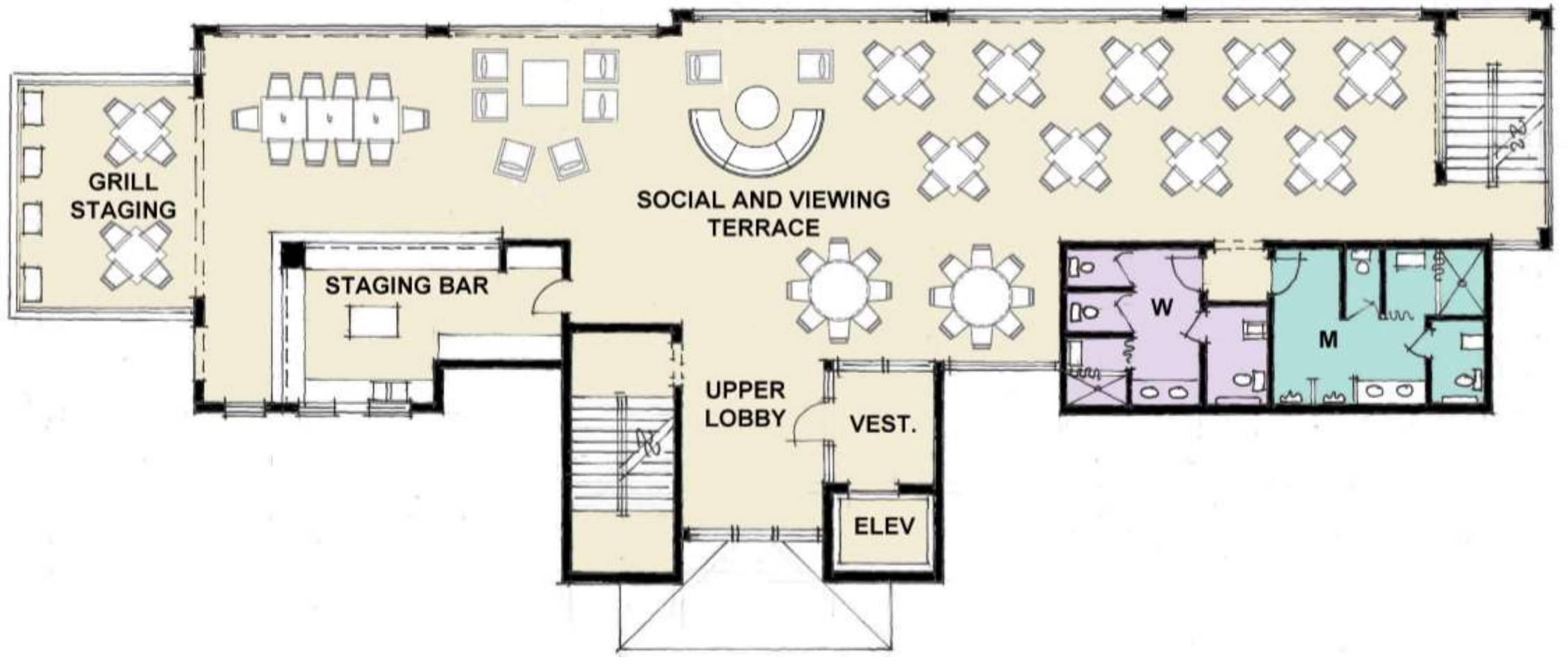




**Bayside Parking Lot  
Commons Club Beach Club**



**The Commons Club Beach Club  
First Floor Plan**



**The Commons Club Beach Club  
Second Floor Plan**



**THE COMMONS CLUB BEACH CLUB  
THIRD FLOOR PLAN**



**The Commons Club Beach Club  
Elevation Concept**



**The Commons Club Beach Club  
Beachside Elevation Concept**



**Third Floor Overlook  
Interior Concept**

# Draft Beach Club Financing

## Cost of Construction – Garrett Construction is Currently Estimating

Rough estimate: \$4,000,000 to \$5,000,000\*

## Potential Funding Options

Operating Cash	Up to	\$500,000
Hurricane Reserve		\$350,000
Insurance Recovery		\$335,000
Replacement Reserve		\$300,000
New Capital Reserve		<u>\$515,000</u>
Total Internal Funds		\$2,000,000

Special Assessment                      \$2,000,000\*  
*\$1,400 to \$2,000 per Gold Membership*

\*These are our best estimates and are subject to change as the project gets underway



# Schedule

2023

- Feb ✓ Architectural Planning/Civil Engineering/Snack Bar
- Aug ✓ Conceptual Plans Developed
- Oct ✓ Preliminary Meetings with Bonita Springs Officials
- Nov ✓ Site Plan Submitted to BS (parking calcs, setbacks, landscape)

2024

- Feb Development Order Submitted to BS
- Apr Submit for Building Permit/Issue Bid Packages
- May DEP CCCL Permit Approval
- Jun Construction Starts: 7 to 8 months

2025

- Jan Construction Possibly Ends – Beach Club Reopens



**The Commons Club Beach Club  
Beachside Elevation Concept**

The Commons Club at  
The Brooks Beach Club

**Q&A**

---