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2017-2018 Season
The Commons Club at The Brooks
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The Commons Club at The Brooks



Dear valued Gold Member,

The purpose of this letter is to continue my goal of keeping you looped into the beach club rebuild process. While it may not seem like much has changed, I can report that we have made some solid progress. Here are the highlights.

The City of Bonita Springs finally responded with their questions/concerns to our Development Order (submitted at the end of March). Our architect, Dave Humphrey and civil engineers have assured our GM, Joe Archazki and I, that everything on the city's list is manageable and our plans are achievable. They have been working through the items, and look to have the resubmitted paperwork in by **August 14**. Then the ball is back in their court on when the approval or potentially (I want to be fully transparent with you) more roadblocks will pop up. The Beach Rebuild Committee - ESPECIALLY our 3 members *with* building experience - will view all the resubmit documents *prior* to submitting to make sure we are buttoned up. I have great confidence in our team, from what I have seen in such a short time, and am confident in their experienced eyes!!!!

It is important to understand that the majority of the "question marks" on Bonita Springs' list merely need clarification. They do divide the bay parking lot separately from the actual beach, so there are 2 different vectors, but we are on both. Their biggest concern is that we don't increase the "intensity" of the beach club -

meaning that we don't get bigger, have a kitchen, or have more amenities. We are not! As I have stressed previously, the code has changed, so we are going up. **We are only building back to the original square footage and not adding any new features.**

The Beach Rebuild Committee also unanimously agreed that we will solicit bids from 3-4 different contractors. Because of our prior successful relationship, Garrett Construction will definitely be one of the RFPs and may oversee the RFP process. Additionally, from prior projects, we have an understanding of the competitive arena, which we are coupling with good recommendations from our architect on who else to consider. This will be in place when we get our approval.

This leads us to our final point - the assessment. As I have said several times we do not have a number - any numbers you have heard are not official and are conjecture. We stated a goal of capping the assessment - a year and a half ago - at \$3,000/beach member. That was a *goal* and a year and a half ago, based on what we thought THEN. The goal remains the same, but we do not have a contractor selected yet, so can't foresee real building costs.

However, we do have a game plan. Our Finance Committee met for an extended session last week and unanimously agreed that no number could or should be released until the bids are in and we have a solid number (but we still have our goal, and that is our beacon). Once we release the number, we will give members the option to pay in 1 or 2 installments. We will utilize the up-front money to pay initial expenses AND invest in CDs to make interest on (and therefore reduce your cash outlay). Again, I want to remind you that new members for the next 3-5 years (of which we forecast to be many) will also contribute to the rebuild. Finally, it is my personal promise to you not to have the first payment be due when we all get hit with annual dues and holiday credit card bills.

Finally, an update on what is happening at the Beach from Dawn:

The beach is going well as we progress through the summer months of extreme heat, humidity, and afternoon thunderstorms.

Although the beach is quieter compared to peak season, July has seen steady activity, with usage up 20% compared to July 2023.

The Gulf is teeming with life, with daily sightings of dolphins, manatees, seagulls, and pelicans. Interestingly, we have observed a few bunnies in the area, a sight not seen since before the hurricane.

Despite being invasive to our region, iguanas, including some baby iguanas, have become a common presence on our beach. The bunnies and iguanas will likely scatter once construction begins.

Bonita Bay construction is ongoing, focusing on the foundation. Weather permitting, construction crews are active Monday through Friday. Their beach remains closed, with residents shuttled to Lover's Key or the public access by Doc's Beach House.

Tropical Debby was a significant rain event, generating up to 7" in some areas. However, the storm was not a real issue at our beach club.

Jennifer A. Smyth, President
The Commons Club Board of Directors