

August 8, 2022

Subj: Budget Listing for Potential Capital Improvements for 2023 and the out years

Here are some of the more important areas that could use attention in the maintenance of the LHCC Clubhouse in 2023 and the coming years. To really do a project like this justice we should use the same approach used in updating the interior of the main clubhouse, set up a committee to review our needs, current and future, identify critical updates and produce an overall plan for the renovation of the clubhouse.

LHCC Potential Capital Improvements

1. Replace current flooring, rugs, with suitable flooring for a Golf Clubhouse.
2. Renovate both bathrooms, replace flooring, repaint, replace toilets, urinal and sinks and add a storage closet for cleaning supplies.
3. Replace windows and doors in the main meeting area in the Clubhouse.
4. Install central air conditioning and heat throughout the Clubhouse. If this is not approved for 2023, replace the current air conditioner in this space.
5. Renovate the kitchen area, add a stove/oven, replace refrigerator (with a two ice machine type refrigerator) and sink.
6. Replace LHCC Porch/Deck. Use Trex material for the deck.
7. Add outside lighting with motion detectors.
8. Update current lighting, replace with recessed lighting.
9. Re-assess current power requirements and ensure that system can handle any increase in power requirements.
10. Add vinyl fencing to perimeter of course, along hole 2 along Lions Head Blvd, holes 4, 5, 7 and 8 along Ashford. The fencing would add aesthetic value as well as increase safety and separation of the course from the housing area.
11. Load of Topsoil Cost \$1,400.00
12. Sod, 2 pallets \$1,200.00
13. Golf Carts, 2 each \$ 310.00
14. Chairs, 20 Each
15. Tables, 5 Each
16. Tables, Outside, Heavy duty, 5 Each
17. Refurbish bridge between holes 3 and 4. Strengthen the length of the fence/railing and replace all deteriorated wood, replace fencing as required. From the bend in the bridge, near the 4th Hole, replace all wood fence and fencing, attempt to place the fence on the

outside of the bridge and place a 4x4 as a bumper on the base of the railing on the deck of the bridge.

18. Refurbish garage door frame, replace aluminum wrap.

19. Resurface the LHCC Clubhouse parking lot.

20. Replace vertical blinds

The general condition of the Clubhouse, interior and exterior reflects the many years of use and self-help projects that have assisted in maintaining the clubhouse in a usable state but also clearly show that it is need of a major renovation to maintain its usefulness into the future