

RCDD Long Range Planning Committee 3/12/15

Minutes

Chairman Campbell called the meeting to order at 10:00 AM

In attendance were Jim Wiley, Dennis Knaub, Ted McDermott, Bob Giordano, Ken McKinney, Herb Mais, and Judith Lackland entered about 10:15. In addition, there were thirteen residents in attendance.

The minutes from 2/13/15 were approved with several minor corrections on a motion from Ted McDermott, and seconded by Ken McKinney.

Chairman Campbell updated the committee on the purchase of parcels A and B. He indicated that both parcels were under contract and in the due diligence process. He reported that the purchase price for parcel A was \$550,000.00, and parcel B was \$750,000.00.

Rich Knaub who was in the audience then spent a fair amount of time updating the committee on the timeline of the campus enhancement survey. There were several questions from the committee and from the residents in attendance, and Rich addressed them all.

Jeff Matthews from Venice Design Group then updated the committee on some new concepts he had on the Activity Center enhancements now that parcels A and B were under contract. Jeff indicated once we had a right turn lane installed on the main entrance, and most likely a traffic signal, he would like to close Willow Bend Avenue. He would then propose to move the security gate further back toward route 776 in order to keep all parking and activity at the reconfigured campus within security. He next indicated that instead of moving tennis courts, he could create a parking lot on what was Willow Bend Avenue. He would then propose to reconfigure the inside of the main activity center building with meeting rooms, perhaps offices, new bathrooms, etc. without expanding the exterior walls. With the money saved from not having to expand the building or move the tennis courts, he would propose to build a new main meeting room/entertainment center adjacent to the reconfigured building in the approximate location of the current overflow parking lot. He indicated that he would be able to do this while still staying within the budget with which we had been working. The concept was well received by most in attendance. A lively discussion took place regarding his new ideas, and many questions were posed and considered.

Larry Nalducci suggested that the Bocce courts need to be replaced because they were in very bad condition.

Further discussion took place about potential amenities, changes and additions.

The meeting was adjourned at 11:27 on a motion by Doug Campbell, and seconded by Ted McDermott.

