

RCDD LONG RANGE PLANNING COMMITTEE Minutes 1/9/14

Doug Campbell called the meeting to order at 10:00 am. Present were Bob Giordano, Peggy Grove, Dennis Knaub, Ted McDermott and Ken McKinney and homeowners Richard and Wendy Sullivan, Shahida Patel, Lou and Ellie Mattarazzo, Peter Sioch, Ann Brown, Betty Ryan and Al Rybicki.

Minutes of 12/12/13 were approved.

On the purchase of the Beach Club, Doug reported that the RCCD and Pulte attorneys are exchanging documents and information in preparing a sales agreement that the Committee will present at the January RCCD meeting with the recommendation that the RCDD appoint a committee to do a proper due diligence study to determine whether the purchase of the Beach Club will be in the best interest of all Riverwood homeowners.

In four comprehensive proposals, Jeff Matthews presented his preliminary overview of how best to update the two buildings and facilities of the Riverwood campus. He cited the complexity of the task and challenges presented by the existing structures and their architectural limitations, designed for use by 700 property owners and not the projected 1300. Responding to questions concerning the viability of tearing down the existing structures, Jeff cited the prohibitive cost that would entail and, importantly, the extensive permitting that would be required by the State and County for new construction. He reiterated that his recommendations are based on cost, functionality and use priorities. There is a need for more parking, larger room for the entertainment series, dinners and events, kitchens and room availability for the many differing activities. Jeff's goal is to create a community feeling with continuity among the different spaces that is lacking now. He has met with those who organize and schedule and extensively reviewed current use of the campus. Homeowners present articulated their varying concerns and commented on the proposals. The Committee asked Jeff to expand on what he has done and to present concrete recommendations for the February meeting.

On motion, meeting was adjourned.