

Pool Project Update

4/30/25

1. Architect is under contract. They have held their initial kickoff meeting with their sub-consultants and the pool has been surveyed.
2. The Design is split into three phases each taking approximately 8 weeks
 - Schematic (SD) 35% - July 1 deadline
 - Design Development (DD) 35% - September 1 deadline
 - Construction Drawing (CD) 30% - December 1 deadline
3. RFP is on the street for the pool contractor – May 15 deadline with plan to get Board approval at the May Board Meeting.
 - Pool contractor will be involved in the design for DD and CD phases to help with value engineering
4. The Architect and Pool Contractor will deliver a Guaranteed Maximum Price (GMP) to the Board later in the year.
5. Demo planned to take place in late summer/early fall 2025. Probably separate contract from the Pool Contractor.
6. Construction to begin in late fall/early winter 2025.
7. 8-10 months of construction.

Pool Assessment Update

As of April 30, 2025 – 858 homeowners have paid the Special Assessment = **\$544,830**

858 paid in Full by check

19 paid in Full but checks are Post dated

419 Monthly Payment (Auto Debit)

Total = **1,296 Homeowners – 34%**

When fully paid

3809 X \$635 = \$2,418,715