

2021 Lake Holiday Survey Gauge Community Interest in an On-Site Restaurant

ISSUE:

An increasing number of Lake Holiday Country Club (LHCC) Members are requesting that the Board fund a “2021 Restaurant Survey” as follow-up to the one conducted during 2017.

BACKGROUND:

The 2017 Board sponsored Community Survey asked only five (5) “Commercial Services-Restaurant” related questions which are shown in the attached Screen Shot. In the Tab writer’s opinion, this limited number of questions failed to provide sufficient detail to the respondents to allow for more meaningful restaurant related responses and **the reference to “becoming a Member of a Restaurant Club by paying Monthly Fees” greatly skewed additional responses/interest in the concept of a restaurant at LHCC.** Approximately 361 respondents answered the 2017 restaurant related questions and 72% of those stated they would patronize a restaurant, also 75% preferred it to be privately operated (attached Screen Shot). As stated in earlier e-mails, the “Commercial-Restaurant” portion of the 2017 Survey, even with 361 respondents and the 72% and 75% positivity rates, would not justify a restaurant at Lake Holiday based on our 1300+ home/lot owners.

Those requesting the 2021 survey feel strongly that much has changed at LHCC since 2017 and that the following factors provide justification for this request:

- Growing interest/conversation regarding this amenity within LHCC
- 270 new homes/residents (28%+ increase post 2017)
- Mind-set shifts (interest in on-site food availability) based on Food Trucks servicing LHCC during the COVID Pandemic
- Need for a more substantive list of Survey questions specific to LHCC and the restaurant concept currently being proposed

The 2021 Survey Questions would be developed around the above referenced bullet points and the information described below:

1. Formation of a Sub Committee comprised of Master Planning and Buildings & Grounds, other interested LHCC Committee Members, Board Members and

select Community participants to further vet this idea and work towards development of Survey Questions.

2. LHCC owns approximately 12 acres of land off Redland Road (Bus Stop/Office Plat: 7 acres and RV/Boat Storage: 5 acres). This area is designated for Commercial Use on the Master Development Plan filed with the County by LHCC's original developer. Future placement of a restaurant at this location would allow access by both LHCC residents and the public. Based on the benefits of a lakeside dining venue with access to only LHCC residents/guests, the current Survey Group Participants have instead focused their efforts for placement of a restaurant at the Club House location.
3. The LHCC development is Zoned R5 (Residential Recreational Community) which provides for a variety of housing types and other uses including, but not limited to, Offices, RV Storage, **Restaurants**, Businesses, etc.
4. The R5 Zoning Designation provides for expansion/placement of a restaurant within the current Club House as a potential use. Based on the Club House being a component of the LHCC Common Area, no changes to any Deeds of Dedication would be required to initiate a "restaurant use." If LHCC chose to fund the expansion/placement of a restaurant at the Club House, the following Amended Bylaws (10/27/2018) would apply. **Article VII "Powers and Duties of the Board of Directors:' Section 1(g) requires a majority vote of 51% of the membership to fund any individual Capital Improvement Project (CIP) with a cap of 10% of the Annual Budget (approximately \$200,000). If the costs associated with the expansion/renovation are funded by the restaurant owner/operator (no LHCC funding), no majority vote of 51% of the Community would be required.**
5. As required by the County R5 Zoning Regulations, development/submission of a new Master Development Plan (cost yet to be determined) would generally be required to accommodate a "restaurant use change" at the Club House. LHCC should attempt to negotiate a "cost sharing approach to this expense" with the restaurant owner/operator.
6. Expansion/renovation of the Club House (possibly involving the former Snack Shack area and/or other Club House areas), with the Office remaining at its current Club House location, appears to be the most viable/cost effective option. This opinion is based on LHCC's Amended Bylaws (10/27/2018). **Article VII Powers and Duties of the Board of Directors: Section 1(f) requires the Office to be in the Club House with the exception of an emergency situation necessitating relocation or unless other suitable arrangements (Office Space) are approved by a majority vote of 51% of the Membership at a Special Meeting.**

7. The Club House restaurant will be for LHCC Residents only/invited guests and will be accessible by both car and boat.
8. The proposed restaurant would be privately owned and operated by an Independent Third Party who would be responsible for compliance with all required State Health Department Regulations regarding operation of a food/beverage establishment.
9. The potential owner/operator of the restaurant will meet/exceed all LHCC Insurance Requirements, be the party responsible for obtaining a license to sell alcohol (additional insurance requirements) and as necessary establish a BYOB platform until a license is obtained.
10. LHCC currently carries an Umbrella Insurance Policy which is written to protect the Association from liability in the event of personal injury, property damage, etc. associated with alcohol being served (**not sold**) during rentals of the Club House. To further protect LHCC's interest, this Policy would need review/possible refinement prior to any commitment for restaurant/alcohol sales.

RECOMMENDATION/SUMMARY:

Board approval of \$400 to fund the purchase/use of "Survey Monkey" for development of an LHCC Survey to determine Community interest in a Club House based Lakeside Grill. The purchase of this Annual Survey Tool will also provide a platform for other Committees, the Board or Office to conduct Community Surveys on topics of interest.

PROPOSED MOTION/ACTION:

Motion for Board approval of \$400 to fund the purchase/use of "Survey Monkey" for development of an LHCC Survey to determine Community interest in a Club House based Lakeside Grill. Current thoughts (pending Survey Results and discussion with potential owner/operators) would be that "The Lakeside Grill" would be privately owned/operated, will be for LHCC Residents/Guests only and that this venue would serve a Pub Style Menu (appetizers, pizza, sandwiches, salad) and beer/wine.

SPONSOR:

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