### LAKEVIEW RENOVATION PROPOSAL

PROS AND CONS

- This is our Center of Town
- This is our most Aesthetic Location

 Lake/water create natural beauty and Can we better tranquility use/view/appreciate the lake?

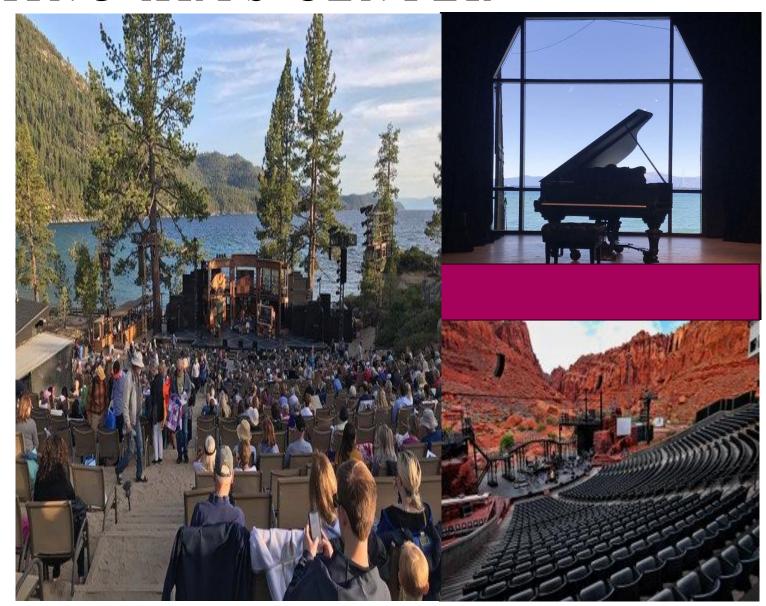
#### PERFORMING ARTS CENTER

#### • Pros:

- Distinguishes Sun City with a special location for a PAC
- Expands/enhances type/mood of performances: Indoor, Outdoor
- Offers soothing lake view before, during and after performance

#### · Cons:

- Would a window/door with blinds work?
- Need to do changing rooms on side of building
- Not clear about how to achieve within budget



### RESTAURANT/BAR OVERLOOKING LAKE



- Embracing the aesthetics of the lake for ambiance
- Increasing the experience of plays and musical performances
- New revenue generation for RCSC

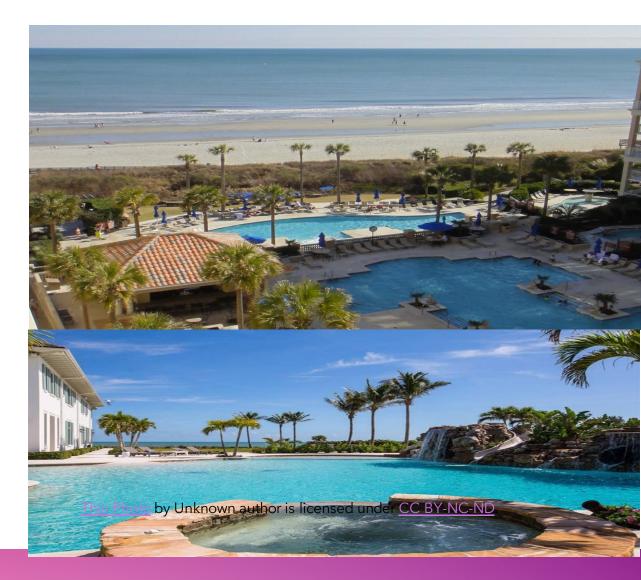
- · Cons:
- Need to differentiate from nearby George's
- Anxiety of upscaling appearance
- Return on investment timing not understood (lease or manage?)



### RESORTS USE VANISHING EDGE AND/OR BEACH RAMP POOL LOOKING AT LAKE OR OCEAN FOR RELAXED FEELING

#### • Pros:

- Combines water venues for most relaxing views
- Combines senior living with resort style/feel
- Cons:
- Probably can't use existing round pool
- Need to be close to lake. Placement affects view



# TOP RESORTS HAVE VANISHING EDGE OR BEACH RAMP POOL LOOKING AT LAKE OR OCEAN

- Place this pool between lawn bowling and the lake on Northwest corner of property
- This pool can be built and used in conjunction with current circular pool
- This pool is mostly for view, leisure, aqua fitness, cooling, walking, chatting and aesthetics.



# HOW TO ACCOMPLISH WITH MINIMAL COST AND DISRUPTIONS



Do not tear down entire current circular building.

Keep

Keep 2/3's of building on south side, farthest from lake. This leaves woodshop, other clubs, members services intact.



Convert North side 1/3 of building and invert the circle to conform to lake curvature as nearly as reasonable.



# IT IS ALSO TIME TO RENOVATE LAKEVIEW CENTER

- Performing Arts Center is appropriate at Lakeview Center
- Since it is center of the community and the lake provides the best aesthetics for the Arts
- Artistic design implies "thinking outside of the box"
- Let's not just add a building, but add something our children will be proud to enjoy when they live here

## APPLY A MULT-PHASED RENOVATION TO MT. VIEW AND LAKEVIEW

- Set priorities for renovations and do both Mt. View and Lakeview renovations in phases
- For example:
  - Phase One could be Pool Renovations at Mt. View along with Lakeview getting a vanishing view pool
  - Phase Two: Lakeview gets PAC inserted into existing building as shown earlier and Pickleball covered expansion happens at Mt. View
  - Phase Three is Mt. View Fitness Center overlooking pools and golf course