



# Virtual Townhall Meeting

Seven Locks Swim & Tennis Club

May 30, 2021





# Agenda for Today's Meeting

1. Background
2. Overview of Options
3. Presentation of Renderings
4. Next Steps
5. Q&A



## Ground Rules

- Use the Zoom Chat function to help facilitate a smooth discussion
- Board welcomes constructive feedback from membership
- We might not have all the answers now, but we will soon. Keep asking questions!

## Where Have We Been - Background

Our 57-year-old facility continues to show cosmetic wear and structural deterioration.

1. The main pool, baby pool, and bathhouse were originally constructed in 1964
2. Known maintenance issues include leaking main drain and footbaths; delaminating white coat/finish; gravity-fed filtration system
3. The Board has engaged in patchwork fixes to the pool facilities for several years now:
  - Cosmetic enhancements about 12 years ago to the bathhouse, beach entry baby pool, pump and filtration system, playground equipment
4. Given the age of the facility, it is possible that we could experience a failure in the plumbing, putting at risk a future swimming season. After speaking with several experts, it is impossible to know when this could happen

# Where Are We Going – Options

The Board has determined that there are two viable options to accomplish this renovation: a ***build-to-code*** option and an ***amenities-rich*** option. The Board does not recommend one option over the other and will look to our membership for guidance. The Board will take whichever action is approved by a majority of members eligible to vote.

	Option 1 – Build-To-Code	Option 2 – Amenities-Rich
Description	Renovation that would involve replacing the existing pool with similarly-sized pool and deck, replacing the pool’s plumbing and filtration systems and adding a heating system for the pool, and bringing other aspects of the pool up to code	More involved construction that requires expanding both the diving well and the main pool (including addition of two more lanes), a heating system for the pool, creation of additional parking, a new pavilion, a wading pool, and minor renovations to the bath house
Estimated Assessment	\$1,000.00	\$2,000.00
Pros	New infrastructure and facility (addresses risk of ongoing problems)	Same as Option 1, plus more swimming space for members, more parking, and allows for more efficient use of the pool deck and facilities
Cons	Despite its cost, the pool will not look appreciably different.	More expensive than Option 1.

## Where Are We Going – Options

Feature	Option 1 – Build-To-Code	Option 2 – Amenities-Rich
Compliance with current code	Yes	Yes
Modern pool filtration and infrastructure	Yes	Yes
Pool heater	Yes	Yes
Number of lap lanes	6	8
Number of swimming areas	2 (main pool, baby pool)	3 (main pool, baby pool, wading/teach pool)
Number of pavilions	1	2
Bathhouse renovation	Cosmetic enhancements	Cosmetic and functional improvements
Additional parking	No	Yes
Tennis enhancements	None	Add water and electricity access for future enhancements

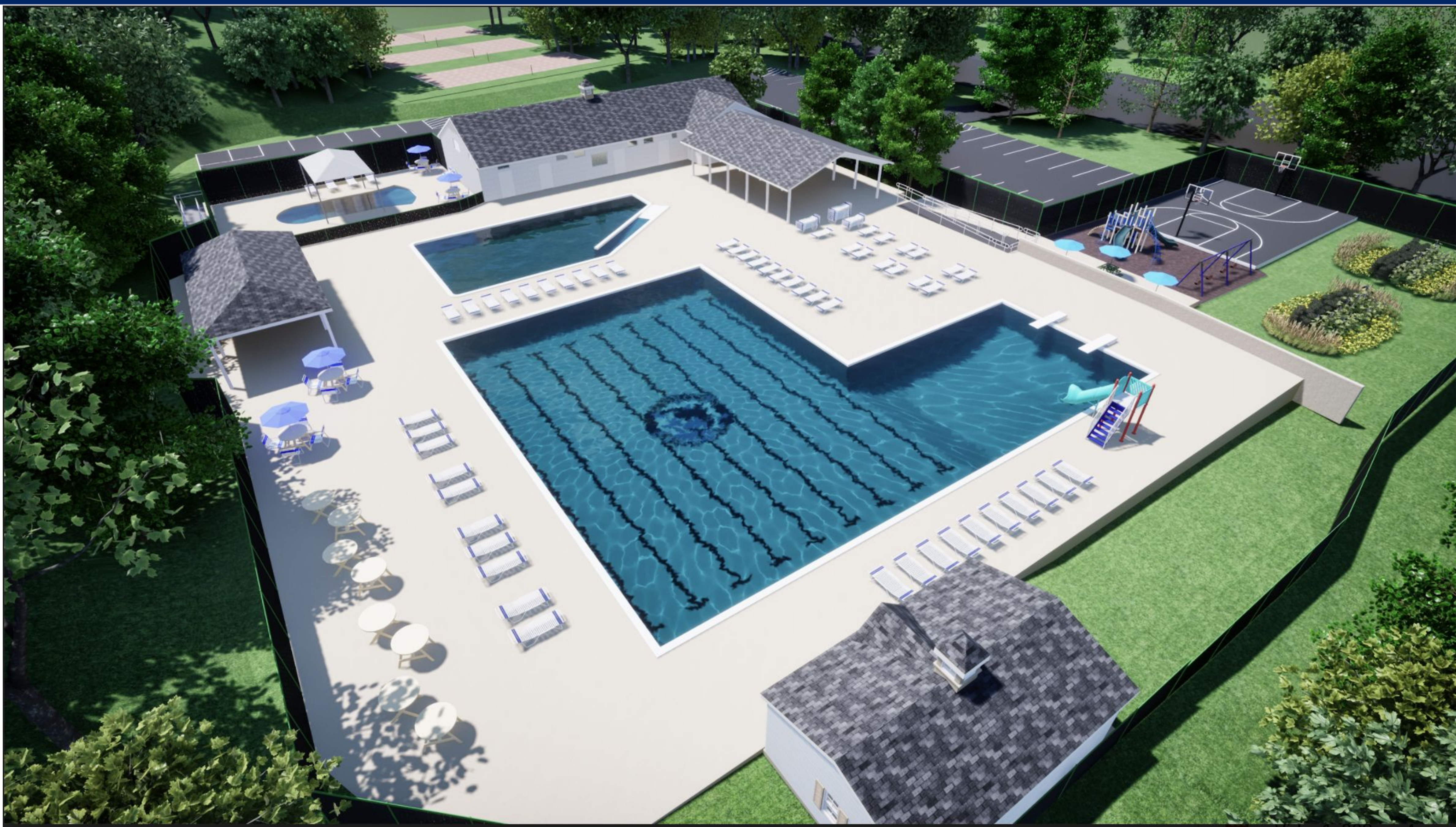


# Rendering: Build-to-Code





## Rendering: Amenities-Rich





# Rendering: Amenities-Rich





## Next Steps – Process

- We'll be engaging in a series of discussions and making decisions as a community.
- Throughout the season, Board members (when possible, with our construction consultant) will host office hours at the pool to answer questions in a more personal setting.
- These efforts will culminate in a special meeting of the members in July where each membership unit who has paid its full initiation fee, including Board members' households, will have one vote.



# Q&A



Seven Locks construction: September 1963