

MOSLOA Building Mitigation Strategy

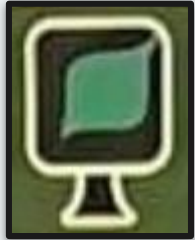
A “Think Out Of The Box” Solution To An Ongoing Problem

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Who, What, When, How?

- A proposal must answer these basic questions before it can be considered as a valid proposal to a solution.
- **1. Who will create the plan?**
- **2. What will the plan be?**
- **3. When will the solution be delivered?**
- **4. How will it be accomplished, how much will it cost, and how will it be paid for?**

This presentation, will answer all these questions.

“An idea is not the solution, but it is the start of it. Only actual work can make it a solution.”



Overview

- Currently, our wooden buildings provide approximately 4600 square feet of total space for the community. This space is located in five (5) different buildings throughout the community.
- The combination of age, deferred maintenance, sub par initial construction, and other factors have taken its toll on the structures, forcing all buildings near or past their intended useful life.
- The buildings are now being utilized for very different purposes than their original intentions, and don't provide the needed services and amenities the community now wants and needs.
- While several commissioned studies have been done in the past several years, none provide a viable, go forward strategy to provide the community with a long term solution to both current and future needs.
- We need to take a fresh, long term view, at what it will take to provide facilities that will best serve the community now and in years to come.
- The time has come to act with a sense of urgency, cut through the bureaucracy, and fast track a solution to our ongoing building problems, that are already at their designed life span.



Background

- Our Community Buildings are a highly valued asset, and provide people with a place to come together to enjoy various activities. Without this total space, it would not be the type of unique community it is today.
- All commissioned reports basically came to the same conclusion, replace the buildings with new buildings. But, until they are replaced, continue spending money on temporary repairs.
- The needs of the community have evolved over the years from the original community design, and the current buildings can no longer support the needs of the community.
- The HOA's "job one" requirement everyday, is to maintain the buildings as needed to insure public safety, and provide a safe and comfortable area for people to enjoy events and activities.
- Unfortunately, to repair and upfit the needed new amenities, to the existing buildings, would not be possible or would be very cost prohibitive. And still would not provide what is really needed.



Some Quotes From The Study Reports

- *“The engineer conducting the study was unable to propose a suitable mitigation strategy for improving or replacing the structural components of our structures, therefore, it is important that we investigate all the necessary considerations involved in replacing the structures in their entirety.”*

**Considerations Toward Mitigating the Probable Structural Compromise
of Buildings and Gazebos Identified in
our 2020 Reserve Study, Dated November 2020**

- *“The foregoing establishes that the board of Directors has, not only the authority, but also a duty to maintain all the association's assets and to replace those that have reached the end of their useful life, or that no longer serve their intended purpose.”*

**Considerations Toward Mitigating the Probable Structural Compromise
of Buildings and Gazebos Identified in
our 2020 Reserve Study, Dated November 2020**



Some Quotes From The Study Reports (cont.)

- *“buildings were constructed using a post and beam construction technique. A typical lifespan for this type of building is 40 years before significant rehabilitation or replacement should be required..”*

RESERVE STUDY REPORT, Dated November 2022

Common Area Building Major Rehabilitation or Replacement

- *“The Gazebo [2] at 5964 Shoreline Drive, Given the condition of the wooden structure..... It is the recommendation of the committee that it should be totally removed and built in a location closer to Shoreline Drive and not built over the canal.”*

Building Mitigation Committee Report, June 2023

**General findings and opinion of the committee to review the condition
of the community buildings.**



Some Quotes From The Study Reports (Summary)

- For the last several years we have paid for studies, and reports, and evaluating building conditions.
- In 2020, a loosely defined plan was created to replace the existing buildings with new ones. Known internally as the “7 year plan”. It was never implemented.
- The 7 year plan is this:
 - The first 2 years would be to do research to create a Building Replacement go forward strategy.
 - The next 5 years would be used to actually replace the current 5 buildings, 1 building per year.
- The 7 year plan is no longer a viable solution. So, we need a new plan..
- Money spent on maintaining existing buildings, is money that can never be reclaimed and does not provide a solution.
- We’re currently just “kicking the can down the road” and not addressing the problems we have.now.
- Any delays to a permanent solution, will cost thousands of dollars more in the future.



The “Out Of The Box” Solution (The What)

- What do we want to do?
- Build one, aesthetically pleasing, 5000 square foot, pre engineered metal building that replaces the square footage of all five of the existing wooden community buildings, and has at least these amenities:
 - Air conditioning and heating
 - Air filtration
 - Bathrooms (Indoor Plumbing)
 - Library and Gaming Area
 - Food Serving area
 - Community storage area
 - Outside Patio
 - Golf cart and Vehicle parking
 - Large, high ceiling, event area





The “Out Of The Box” Solution (The How)

- How are we going to do it?
- The HOA board is authorized and mandated by the bylaws, to provide mitigation for community assets.
- Funding is available now thru reserve funds.
- The new building will replace the Maintenance Building, located in phase 3. The exit road will remain, and serve as required parking, and also as an exit road, when needed.
- The current buildings can continue to to be used as normal, while construction is taking place.
- A positive member vote is required to approve this proposal. If it's not positive, the existing 7 year plan will remain in effect.



Project Cost And Funding (The How)

- How much? And how do we fund it?
- The estimated project cost is **\$390,000**.
- The funding is provided by 2024 HOA Reserve Funds, using some of the **\$520,847** designated for the Building mitigation project. And yielding a savings of 25% (**\$130,847**).
- No investment strategy available to the HOA, can provide a 25% ROI (Return On Investment).
- Delaying this project will cost more. 1. Lowered ROI on existing money. 2. An increase in cost, for the same project, at a later time. 3. The continued spending that will be needed, just to keep the current buildings operational.
- The real “cost” of delaying action, is to deny the community a much needed solution to an existing ongoing problem. At a known price. If not now, When?
- ***The question is not, “Can we afford to do it”. The question is, “Can we afford NOT to do it”.***



New Building Location (The How)

- Where will it be built?
- The New building site will be at the current Maintenance Building in phase 3, and would replace the existing Maintenance Building.





Existing Buildings Mitigation Map (The How)

- All 5 currently existing wooden community buildings square footage, will be combined into one metal building





The Building (The How)

- *Architectural exterior view . Front of building, main entrance doors, facing the road.*





The Building (The How)

- Architectural exterior view . Side of building, facing the Phase 3 emergency exit road and proposed Golf cart and car parking.





The Building (The How)

- *Architectural interior view . Standing in back looking toward front of building*





The Building (The How)

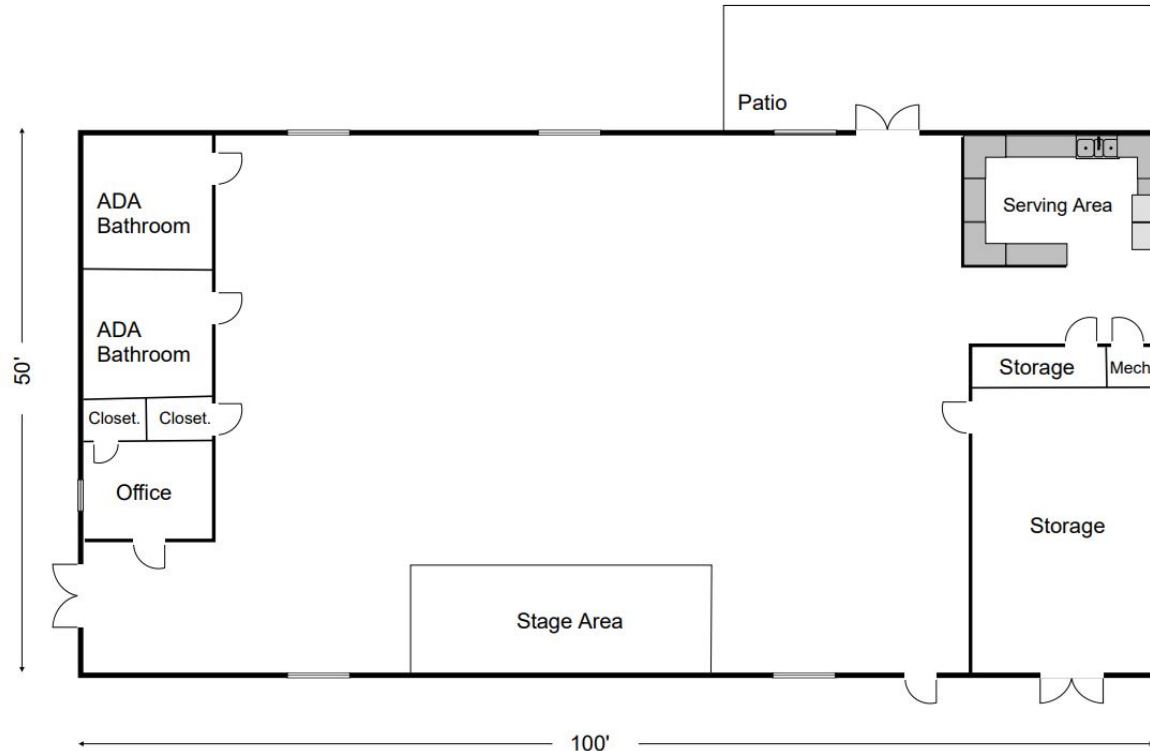
- *Architectural interior view . Standing in front looking toward back of building*





The Building Floor Plan (The How)

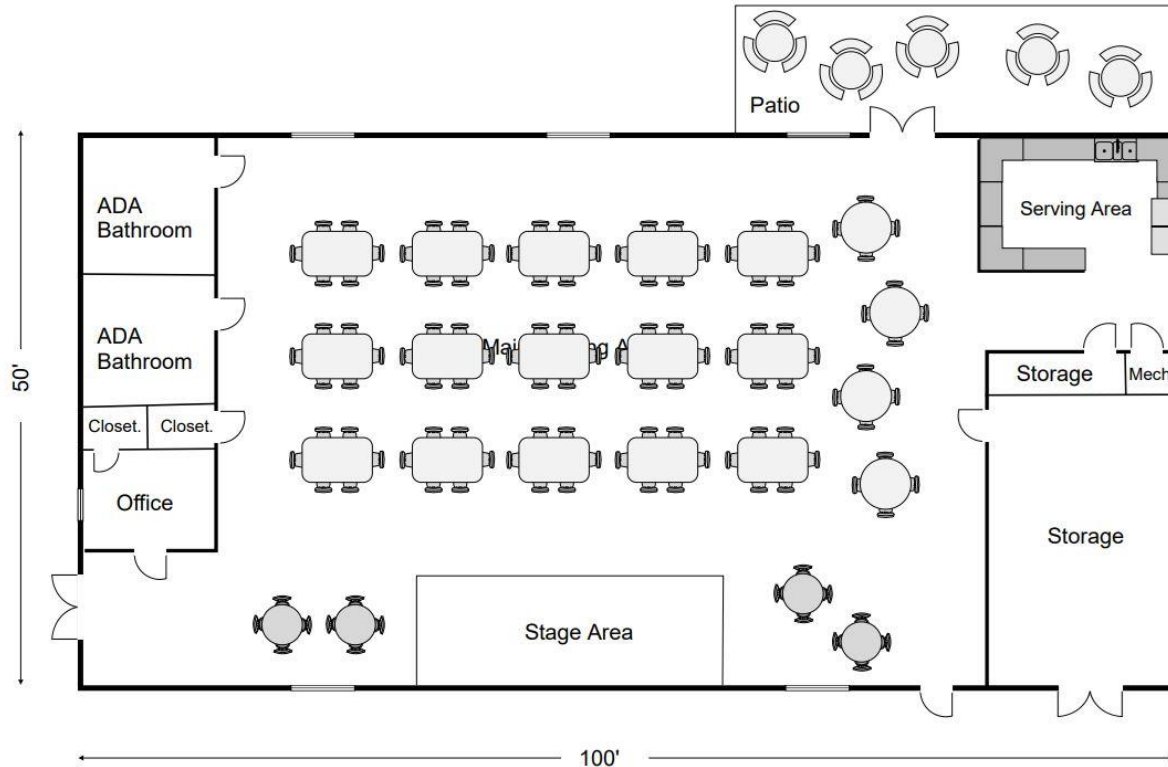
- *Floor Plan, (not to scale, draft.)*





The Building Seating Plan (The How)

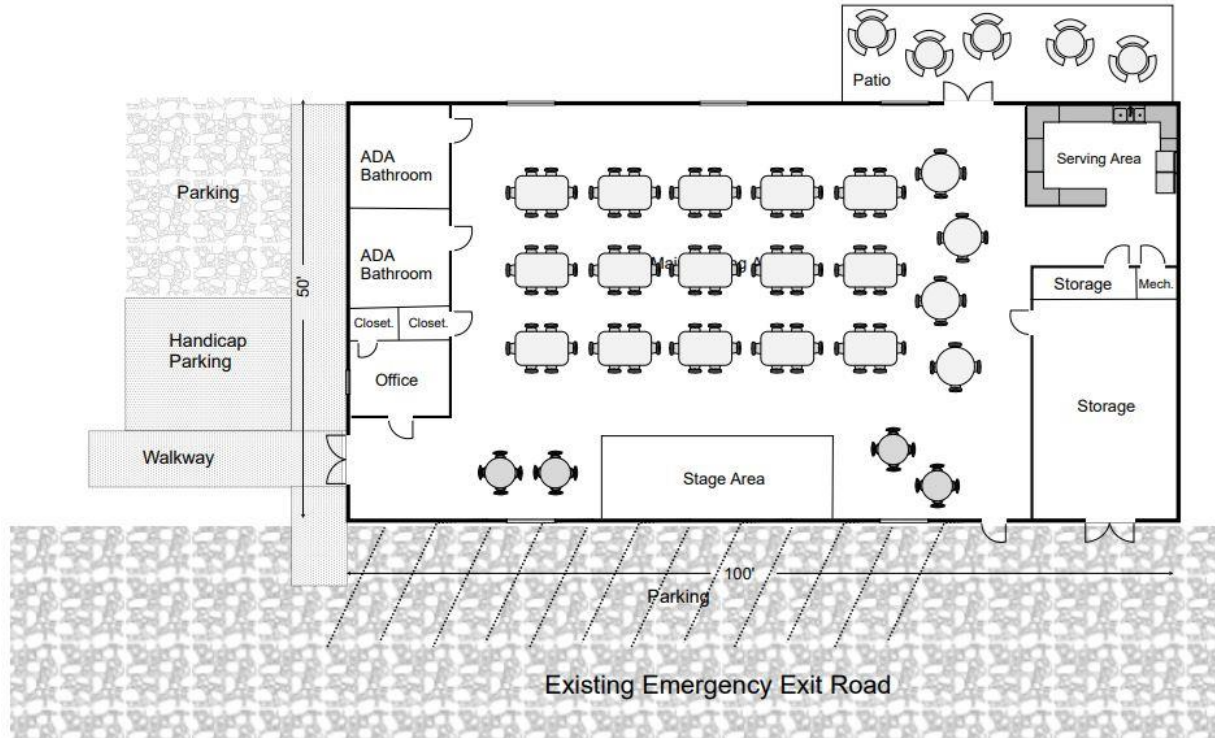
- *Furniture Plan , (not to scale, draft.)*





The Building Site Plan (The How)

- Site Plan (not to scale, draft.)





Summary

- Doing this building mitigation project now, ensures a known cost for all the building replacements. **If not now, When?**
- The HOA has been collecting money for several years, to mitigate the buildings. But, can never “collect” enough money to make it actually happen.
- Further delaying Building Mitigation, will cost the HOA thousands of dollars more, than it will today.
- The HOA will only have to allow for maintenance of one new building rather than 5 old buildings in the reserves, going forward.
- Spending money on existing buildings, will never be a solution. It’s just more money that can never be reclaimed.
- The community needs new amenities, which they will never get, by just replacing the current buildings
- The only real long term solution is to recognize that the buildings have served the community very well in their many years of service, and that it is time to face the problems with a new and different approach.
- We need to provide a new community asset that can be enjoyed, provides the needed services, basically maintenance free, for the next 40+ years and beyond. And we need it done now..



Building Trivia... did you know?

- There are 4 public buildings and 1 private building, in the community,
- No building is big enough to safely seat more than 20% of the total lot owners.
- Gazebos are not built to building codes, and were never really designed to be used as actual buildings.
- Most Gazebos only have 1 door.
- In the past, each Phase “owned” its own Gazebo, except Phase 3 they got a maintenance shed.
- All 5 phases were “merged” together, and all buildings became the property of all lot owners equally. Even though the location of the Gazebos never changed, the “ownership” did.
- Some people still think their Gazebo is just for their Phase, and expect people to ask if it can be used.
- Gazebo 5 is the newest building, it was built in 1992.
- Gazebo 5 is the only building that has had a fire and public safety inspection, completed by a Fire Marshal. It was done in 2011. When the bathrooms were built.
- Our existing buildings are considered Commercial Buildings, according to Polk County.



The Facts About “Green Area” and “Floodplain” Use

- While researching building requirements, there were internal discussions with several members about building in a “Green Area” and a “Floodplain”. The overall thinking was “it could not be done”
- As these were requirements for the project, we had an exploratory joint meeting with Polk County Land Development Division and the Polk County Building Division, to get the facts from Polk County. The meeting, and their official written response occurred on January, 25 2024.
- “The “Green Area” label was placed on the plan and plat to prevent resale for a homesite. It has no bearing on the continued use of the property for recreation and community gathering.
- Our interpretation is that structures may be expanded or added to the site as long as they are for the benefit of the residents in the community as stated in the plat notes.”
- “You are not prohibited from development in the 100-year Flood Hazard Area.”
- “The community building you are proposing can be permitted through commercial building review.”



The Cost of Waiting...

- The HOA collects Reserve Funds to pay for future required asset mitigations..
- They base the needed amounts to collect, on a commissioned Reserve Fund Study Report, that is done every two years or so, for the HOA owned assets. The last report was done in 2022.
- Based on that report, the cost of waiting is 2.5% per year. This is a compounded cost, not a linear cost.
- The HOA can never collect enough fees to complete the current 7 year mitigation plan, but are required by law to do it. And, are running out of time to do it, with no real workable long term solution in place. Nobody's fault, life happens.
- **It costs the HOA more than a \$1000.00 per month, while waiting to start the Building Mitigation project.**
- You will never get done, if you don't start.



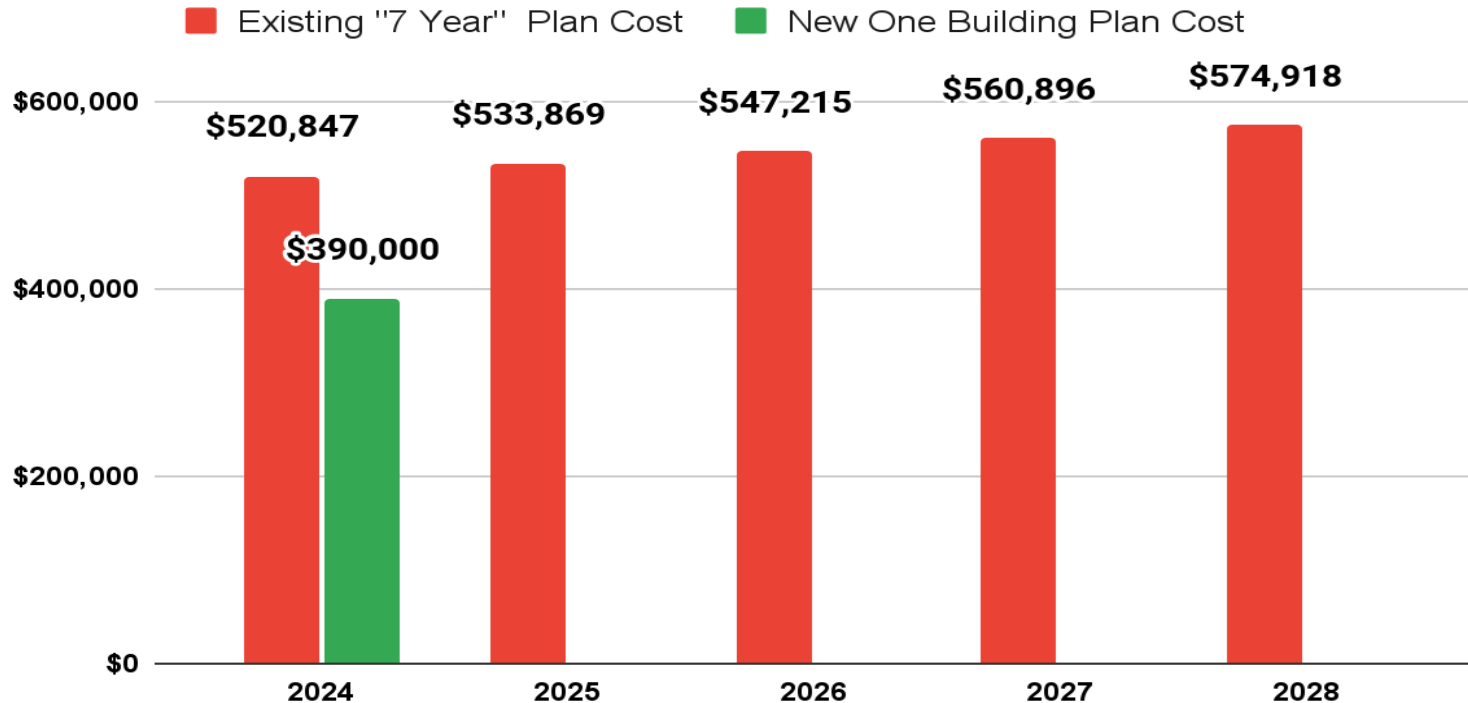
The Savings Of Starting Now...

- The estimated **\$390,000** project cost will be much lower than the current 2024 cost of **\$520,847**
- The project provides a savings of 25% (**\$130,847**)
- The building mitigations will be done as a single project, savings thousands in county permits, general contractors, site prep, etc.
- Future Reserve Funds requirements will not need to include building mitigations cost. We will be done with the building mitigations project.
- Future Reserve Funds requirements will only need to account for minimum building maintenance cost going forward for one new building, not five old buildings.
- We want it now! :)
- ***We will never get done, if we don't start.***



The Savings Of Starting Now...

Because Every Great Presentation Has a Chart. Here it is.. (Red=Bad, Green=Good)





Timeline. Next Steps

- Member Vote For Approval. A member vote to move forward with this proposal will be required. If the member vote is not positive, the existing, current 7 year plan will remain in effect. And this proposal will not continue forward. The current 7 year plan is no longer a viable solution. So, we will still need new plan.
- If the members vote to approve, have HOA Board vote to approve the proposal, and fund the project.
- Kick off the project in April 2024, with a projected completion in December 2024. Targeting a 7 month project timeline to complete the new community center.
- ***Have a huge community Christmas Party, in the new Community Center..***

Full Disclosure: This is still a preliminary project at this time. It stills requires a Polk County Building Permit to proceed. Although we think we will be awarded one, and lots of effort and research has been done to ensure that, we can never be completely sure, until the building permit is actually issued.



Thanks for listening, any questions?

- Thanks for your time to listen to the presentation, I appreciate it.
- Hopefully, I've been able to provide you with a little better understanding of the proposal.
- I'm sure no one has any questions, but It's your turn, if you do...
- Before you ask, No, I don't know the next winning lottery numbers, I wouldn't be here if I did. I'd be at the 7-11, buying tickets!.
- Ok, so, fire away!

