

GOLF COURSE COMMITTEE RECOMMENDATIONS

Our committee, along with our golf course architect – Ron Garl, has been working on the golf course needs for almost three years and only recently have we locked in our recommendation to the board.

Our course was built in early 90's not necessarily to the highest standards or using the best materials. Even when we rebuilt the greens in 2006 nobody anticipated our course would handle over 60,000 rounds a year. Nor did we anticipate the rapid failure of the present irrigation system. Most of the "renovation" is geared to addressing these two problems

So what we proposing?

Irrigation – the biggest expense will be to replace the current irrigation system which is breaking almost weekly. We have 642 sprinkler heads today that provide uneven coverage We have two pumps on the front and one in the back that are independent of each other. The buried porcelain fittings on the front 9 and the PVC pipe used on the back 9 are deteriorating

- Install a new irrigation system constructed of HDPE which will have no fittings and a 50+ year life expectancy
- Provide 2 or 3 lines running the length of every hole (today we have 1) which will allow more even coverage and more efficient use of water.
- Lower the pressure in the mainlines and increase the number of heads to 1250 to allow more precise control. Reuse the heads we have today.
- Tie the front and back together to provide backup for a pump failure

Greens – the current greens have shrunk in excess of 10% from their surface area in 2006. There is significant infestation of weeds and other undesirable grasses. The underground drainage has failed in many cases. They also were not built to handle the foot traffic of 60K round/yr.

- Remove off the top 18-24" of the greens and rebuild them to current USGA standards. This will include new drainage for most.
- Recover the greens to their original size and increase by another 15% to allow for more hole placements and wear-n-tear

- Reseed (sprigs) with the current strain of Tiff Eagle grass that is used by most high-play courses in SW Florida and eliminate the sand dams
- Increase the undulations on about a third of them and redesign #16 green away from the water

Tees – Current tees (especially the par 3’s) are small and worn out. They are difficult to maintain because of their shape. The Tifway 419 turf on our tees does not regrow rapidly and is not as tolerant to disease as we anticipated. Most of them have invasive grasses.

- Greatly expand the surface areas by constructing runway tees that allow for more tee placements
- Ensure all the tees play to par 72 under the new rules effective Jan. Without this change the #4 tees would have their par changed to 70 while the #3 tees would play to 72.
- Make the tee boxes easier to mow and maintain
- Replace the grass with the latest strain of Bimini grass which withstands play better, is more drought and disease resistant and regrows faster. (This grass has been tested on the north half of the driving range for the past year).
- Build permanent #6 tees on every hole and create an alternate #3 tee on the fourth hole across the water.
- At this point we have been unable to change the tees on 5th hole due to regulatory constraints, but we are continuing to pursue it.

Fairways and Rough – The current fairways and rough are also Tifway 419 and are infested with invasive grasses combined with a number of slope issues impacting play and drainage. Several areas flood every rainstorm and cause frequent course closures.

- “Kill & Till” up the fairways and rough and replant (via sprig) a drought and disease resistant strain of Bimini grass. This grass will stand up better to more play and require less water and fertilizer to maintain
- Reshape a few fairways areas to keep the balls from running out.
- Improve drainage on #10 & 12 by raising the lowlands and make more use of spider drainage that has been successfully used on #3 and 8.

Bulkheads – The bulkheads on # 4 and 7 are failing and #1 is near collapse. Replace these bulkheads with one of 3 options:

- Timber like today – 15-year life, cheapest option
- Rubble Rock – protects against some erosion, moderate price – our recommendation
- Stacked Rock – Esthetically beautiful, lasts forever, halts erosion – getting alternate bid.

Sand Traps – Sand traps are expensive to maintain. Many of ours have inadequate or no drainage and become lakes when it rains.

- Reduce the size of several of the traps without impacting the course rating. Some are already completed – i.e. #3.
- Eliminate a few (#5 has already seen one eliminated)
- Install drainage where needed

Cart Paths – Many cart paths cross fairways and are in play from the tee. Tree roots have upended paths in a few spots. Drainage and irrigation changes will require repairs.

- Reroute the path on #16 to stay right
- Repair the damaged sections of path

Estimate: In addition to all this work there is a need to perform extensive site prep and permitting – and we know how difficult these are to obtain. The present estimate we have provided is \$5 million which include inflation riders and 10% contingency. We are projected to have accrued \$1.2 million in golf course accounts by 2021. The remaining funding is being worked on by the board.