

# Understanding The \$10 Million Renovation

I went to the January 6<sup>th</sup> meeting in the men's card room and came away with several thoughts: We are going to spend **\$10 million dollars** on a club house refurbishment, a facility **that we haven't even finished paying for**. **It just opened in November 2011.**

Gleneagles CC has a strict policy - no new PROJECT can be started until the last one is completed and paid for. That is fiscal responsibility. Our Board ought to consider it. Simply stated it is what our parents and teachers taught us throughout our learning phase. Any way you look at it, it's going to cost each member a lot more in dues and assessments. [Look at Marc Schneebaum's remarks](#). To believe this will entice new members is folly. You can only borrow so much. With our small mandatory membership of 280 members left, it will cost each member a lot more! Do the math.

Every member we lose (and don't kid yourself this plan will lose members) remaining members will have to ante-up more money for the lost revenue. Adding more debt, losing revenue is a recipe for "DISASTER". The Zucker formula that the renovation will increase the resident membership is nothing but irresponsible "Propaganda", "been there done that". It brought no new full paying dues resident members when we built this great "Club House" they now want to destroy. It brought non-resident members at bargain prices that we must subsidize. If we are the "**Best Boutique Club**" in Florida, why do we have to give our membership away? The answer is simple we are "**Has Beens**". Only a once proud name is left with a lost reputation. Addison Reserve which has 700 members did a major renovation and they lost members. Mandatory membership is the devil in the crowd that destroys memberships. In this environment it will not bring members, getting rid of the mandatory rules will solve the problem, while increasing the property values which is the most concern of homeowners. Not being able to sell their homes is what matters at the end of the day.

WE have been given one plan instead of several that would make the voting more palatable. If we need a Kitchen that should be a vote with the cost. If we need work for the golf course that should be a separate vote with the cost. If those that want to do the entire club house that should be a separate vote. That would be the most prudent way to approach this. As a single vote for all, my family will VOTE NO.

We have several problems with the entire way this has been handled. Where was the authority for the Board to spend \$150,000 for the presentation without a membership VOTE? There is ample reasoning that "Ferrari Garcia" is not a proper design firm. It looks sleazy. They haven't been in business since 2010 and just went in business in February 2019. They never did a club house and the renderings of the entrance and the rotunda have been rejected. A financially competent board would never engage such a group and entrust them with a \$6.1 million dollar program. I was there when Florencia brought it to the attention of the members. Howard Kent also raised the issue at the Town Hall on 12/15. David Simon seems to have some special interest with the "Garcias" that makes one think something is not KOSHER here.

We already have 120 non-resident members who are the only ones that are for this program, it costs them very little and they can quit if it gets out of hand. Based on our history, IT WILL GET OUT OF HAND. I don't trust the entire thing and would like to see what a professional group would come up with. The club rejected Concert Golf's request to give a presentation to our members, for NO COST, not \$150,000 dollars. Read the original email. This was less than 3 months ago. The board refused them. This is irresponsible and demonstrates total ignorance of their fiduciary responsibility. This is but one more example of why our members should not be running the club.

I wanted to bring this message to the January 6<sup>th</sup> meeting, but Zucker never recognized me and kept me from my expressions, so I used the WEBSITE that allows the truth to percolate. We should all be thankful for its existence. That is how I feel. How about YOU?

DR. LAWRENCE ROSENBERG  
1.10.2020