

Harbour Club:

1-5-2024

The new Harbour Club may consist of POA offices, a community center, a pool, and meeting spaces.

Why move the POA offices to the Harbour Club?

- The Harbour Club will be the Center of the Community. The POA administrative management will provide the needed oversight and maintenance. The POA offices should be our best location to manage the community business. Because it will be located behind the gates, the area will be secure and provide knowledge of who is coming into the community.
- All FH clubs meeting at the activity building and community center will move to the new facility. It will be a very busy, bustling building.
- Revenue streams will be coming from the lease of the spaces available off Broad Creek Road. (maybe dog groomer, PT, masseuse, coffee house, child care, real estate office, etc.)

How do the property owners' benefit?

- FH will continue to be a viable community and the Harbour Club will be the nucleus for activities/events and unite the community in one location.
- Competitive with other communities like Greenbrier, Carolina Colours and Taberna
- Improves property values.
- With over 60 active groups and clubs in FH, the existing buildings have become too small and too few to accommodate our growing neighborhood.
- The population of the community has at least doubled since the Community Center was built 32 years ago, in 1991.
- The new Harbour Club will showcase the community.

How will this be paid for?

- The Harbour Club will not cause an increase in dues because prior boards instituted a \$100 increase for the last three years (2024 is the final increase). The funds were part of the budget forecasting several years ago.

What happens to old facilities?

We are not sure of that yet, but there are many options:

- We might need all of them due to the increasing population.
- An income stream from leasing the space.
- Potential to approach the county to see if they'd want to expand emergency services.

What is the probable timeline to start the project?

- The sooner we can pay down the loan for the 385 land purchase, the sooner we can start. FHPOA is fiscally responsible and will not have two loans simultaneously. If everything goes as planned, we may be able to start this project in 2025. Architectural design and pricing are in progress.

Why was there not a vote to approve the expenditure on the Harbour Club?

- Focus groups were held over multiple years, asking for community direction on resident's wish lists. The #1 request was a new Community Center because we have outgrown the current space requirements as a community with over 2800 homes and over 3,500 residents. Other items on the Strategic Plan from 2017 were a dog park, playground at Red Sail Park, and walking paths; all of these are completed.
- A community-wide vote was not required because the Harbour Club is a replacement amenity, and the cost does not exceed 15% of the annual budget. The monthly mortgage on the 15-year loan will not exceed 15% of the total budget.
- For example, if you were seeking a home mortgage, the bank would not expect you to have all the funds prior to purchase since this would negate the reason for a loan. Instead, they would look at your total income (annual budget) and say if your credit risk is good you can finance up to 28% of that amount per year.
 - In our scenario, our founding documents are even more conservative and stated 15% would be the threshold.
 - Let's see how that plays out in our situation. Our annual budget is over \$4 million per year. So you could not exceed \$600,000 in yearly payments. A \$7 million project over 15 years = \$466,667 per year or only 11.7% per year WELL BELOW the threshold even if you added interest.

For more details on the Harbour Club, click here: <https://www.fhbeacon.com/post/harbour-club-update>.