



BOCA WEST
COUNTRY CLUB

**BOCA WEST CAPITAL
IMPROVEMENT PLAN 2025:**
REIMAGINING AND REINVESTING

MEETINGS SCHEDULED FOR MEMBER INFORMATION:

MARCH 5, 2025 | 1 P.M.

WHAT: Informational meeting

WHERE: Golf and Activities Center

MARCH 7, 2025 | 2 P.M.

WHAT: Informational meeting

WHERE: Golf and Activities Center

MARCH 14, 2025 | 2 P.M.

WHAT: Informational meeting

WHERE: Golf and Activities Center

MARCH 18, 2025 | 2 P.M.

WHAT: Informational Meeting

WHERE: Golf and Activities Center

MARCH 27, 2025 | 3 P.M.

WHAT: Special Meeting of the Members with VOTE

WHERE: Cypress Room / Country Club



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in-depth digital version

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Introduction

Dear Valued Boca West Member,

Boca West has a long-standing history and a rich tradition of bringing the very best amenities to our members. Our members are vocal about what their expectations are in terms of sport, recreation, dining, wellness, service, quality, delivery, and trends among a wide range of amenities and lifestyle options. The Board and Management listen carefully to those needs. We also look to the market for industry trends that will continue to complement, retain, expand, and attract members and their future generations.

As reported in the October and November Special Project Committee articles, we are excited to present the scope of our Club Capital Improvement Program. It features many areas of member experience enhancements, amenity additions, and expansion throughout the Club that our members have often requested, some of which will ensure safety, enhanced performance, efficiencies, and employee benefits. The Club Capital Improvement Program includes upgrades, expansions, and complete renovations. Maintaining and exceeding member satisfaction, talent recruitment, and retention, and the Club's prestigious reputation both nationally and globally, are top priorities for your Board, and we consider the furtherance of Boca West's facilities and amenities essential to achieving this goal.

This proposed Club Capital Improvement Program is comprehensive with:

1. Total redesign and rebuild of our championship Golf Course 1 with no lost yardage, new Comfort Stations, a 9-hole Short Course and an 18-hole Putting Course. Fry/Straka were mindful of residential views throughout their design.
2. Complete renovation of the Racquets Facility. Construction of an all-new Pickleball Center, which includes 11 additional Pickleball Courts, one of which is our Stadium Court Experience, with bathrooms, showers, lockers, a new shop, a wraparound terrace with seating and an Event Lawn, as well as 12 covered Pickleball Courts. In addition, we will update the existing Tennis Shoppe and Terrace seating. Upon completion, there will be 24 Tennis Courts and 25 Pickleball Courts.
3. Golf and Activities Center Updates include refurbishment and renovation of our lobby, a new Bar and Lounge, a complete overhaul of the Card Rooms, as well as the Men's and Women's Locker Rooms, and adding access to a new elevator and stairs to and from the parking lot and Cart Barn. Card Room tables within the Golf and Activities Center will be increased by 50%.
4. Construction of an Administration and Operations Building, which includes the expansion of the Country Club Kitchen and Loading Dock to accommodate current and future needs.
5. Construction of an expanded covered entrance walkway to the Country Club Building, ensuring member and guest safety during inclement weather events.



Please review this booklet in detail. We invite you to attend one of the four informational presentations in March, whose schedule is outlined on the inside front cover. We will present the complete vision and financing and provide an interactive forum where we will address any questions you may have. A Special Meeting of the Members is scheduled to take place on **March 27, 2025, at 3 p.m.** You may cast your vote in person or opt to mail your vote using the enclosed proxy/ballot and envelope.

We are proud to share that your Board of Governors has carefully reviewed, approved, and unanimously endorsed the scope and financing of the Capital Improvement Program and has given its full support to Management. **We anticipate that our current Bank Line of Credit is expected to be paid off at the end of fiscal year-end, September 30, 2025.** As has always been the practice regarding major capital projects, the financing is planned in such a way that **the current membership will not be subjected to a capital assessment.** This means our members have the opportunity to enjoy the fruits of this endeavor without having to pay an assessment for its build.

We would like to thank the many members, Board, staff, and well-respected industry professionals who have worked so diligently on this program and on continuing the impeccable legacy of making Boca West such an exceptional place to live, love, and enjoy.

We very much look forward to meeting with you in March and to sharing our vision for Boca West's future.

Most Sincerely,



Jeanine Banks
Chairman & CEO
Co-Chair of Special Projects



Matthew Linderman, CCM
President, COO & General Manager
Co-Chair of Special Projects



Scan to view a message from Jeanine and Matthew



Planning Background

Purpose of Capital Project

Extensive consultation and work by Boca West's Board, committees, management team, and industry professionals has culminated in a project that will bolster the Club's position of maintaining excellence, while continuing to offer members one of the finest residential country club communities in the country and the world. This project includes renovating Golf Course 1, adding a 9-hole Short Course and an 18-hole Putting Course, as well as reworking our Racquets facilities along with repurposing the Golf and Activities Center. Additionally, we are improving facilities for our employees, addressing the needs of our kitchen area through an expansion and increase in working space, which will make our operations more efficient and appropriate for the demands of the Club.

This effort will allow us to continue to strengthen our reinvestment program, which will enhance all Boca West property values. This undertaking includes significant facility improvements, **funded solely by New Member Joining Fees**, and is consistent with what the Club has traditionally done as facilities age or need to be expanded to meet current demands. The projects involved will be undertaken in a manner that minimizes member inconvenience as much as possible, and members will be kept informed of schedules as the work progresses.



The members leading the Club's governance, as well as Management and industry professionals involved in the process of planning for these special projects, include:

Special Projects Committee/Board Members:

Jeanine Banks – Chairman of the Board and CEO, Co-Chair Special Projects Committee

Matthew Linderman – President, COO and General Manager, Co-Chair Special Projects Committee

Joan Attermann – Board of Governors

Enid Hoffman – Treasurer, Board of Governors

Philip Kupperman – Special Projects Committee

Jonathan Schraub – Board of Governors

Danny Schulman – Special Projects Committee, Board of Governors

Bob Schwartz – Special Projects Committee, Board of Governors

Arthur Schwartzman – First Vice President, Board of Governors

Management:

Matthew Linderman – President, COO, and General Manager

Kathy Campbell – Chief Financial Officer

John Collings – Assistant General Manager

Russell Devick – Project Manager/Owners Representative

Paul Griffin – Director of Culinary

John Joyce – Director of Raquet Sports

Jeremiah Lockhart – Director of Agronomy

Felipe Murcia – Clubhouse Manager

Jaclyn Schomber – Project Manager/Owners Representative

Travis Wehrs – Director of Golf

Professionals



Spina O'Rourke – Architects

Having operated for more than 30 years, Spina O'Rourke has been driven by a single purpose: to enthusiastically support its clients in creating developments, buildings, and spaces that make an impact.



Fry/Straka – Golf Course Architects

With more than 30 years of experience in the golf architecture space, the team of Dana Fry and Jason Straka are among the most noted design firms in the world, having created or renovated courses across the globe, including in the U.S., Europe, Dubai, and Asia.

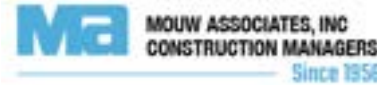


Scan to view why we are partnering with Fry Straka



Mazzella Golf Renovations – Cost/Budget Planning and Project Manager

With more than 200 individual golf course construction and renovation projects, Mazzella's positions in design, engineering, and construction have provided it with firsthand knowledge of diverse perspectives.



Mouw Associates Inc. – Pre-Construction Services/Budget Planning

For 67 years, clients across Palm Beach County have come to trust Mouw Associates to deliver country club, luxury residential, commercial, and medical construction projects that exceed expectation, establishing them as local leaders in the construction industry.



LARSON NICHOLS
INTERIOR DESIGN

Larson Nichols – Interior Design Firm

An award-winning, full-service interior design firm that specializes in high-end commercial and residential projects throughout the Southeast; Larson Nichols' work includes renovation and new construction.



EDSA – Land Planners

EDSA is an American firm specializing in planning, landscape architecture, and urban design. With a presence in more than 25 countries, EDSA generates ideas and design strategies that are based on creativity and connection.



Peckar Abramson – Legal Council

For over four decades, Peckar & Abramson has been a leader and innovator in construction law, providing tailored results for its clients. The firm has a profound understanding of the unique and complex challenges construction presents. Working collaboratively internally and with its clients, P&A's team develops a clear understanding of client objectives to tailor the right strategy.



BOCA WEST COUNTRY CLUB



Proposed New Master Plan

 Highlighted numbers indicate areas included in this project

Legend:

- | | |
|---------------------------------------|---|
| 1. Pickleball Check-in | 8. Parking Lot Expansion |
| 2. Proposed Covered Pickleball Courts | 9. Country Club Building |
| 3. Pickleball Courts | 10. Administration and Operations Expansion |
| 4. Racquet Event Lawn | 11. Kitchen and Loading Dock Expansion |
| 5. West Tennis Courts | 12. Golf and Activities Center |
| 6. Tennis Check-in | 13. Mr. D's 19th Hole and Drive Suites |
| 7. East Tennis Courts | 14. Golf Course 1 |



RACQUET CENTER OVERVIEW

BOCA WEST CAPITAL IMPROVEMENT PLAN 2025

Racquet Center Overview

Objective:

- Rebuild all tennis and pickleball courts, sidewalks, and infrastructure.
- The renovation plan includes a buildout of a new pickleball complex and building that will showcase our new Pickleball Center Court for events and exhibitions, as well as the cosmetic upgrade to the existing Racquet Shoppe.
- When completed, there will be 24 tennis and 25 pickleball courts.
- The addition of a new Event Lawn.



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EXISTING RACQUET FACILITIES SHORTCOMINGS:

Our current tennis facilities were built close to 40 years ago and over that time several deficiencies have arisen that limit the Club's ability to provide premier services to its members.

KEY DEFICIENCIES:

- The tennis courts have damaged irrigation systems that negatively affect playability, and deteriorated fencing and canopies that affect aesthetics and safety.
- The outdated furnishings lack the elevated look that Boca West is known for.
- Pickleball facilities have been in place for a much shorter time but have quickly become a widely popular activity for our members and currently do not meet the demand in nearly every aspect.
- Key elements like showers, lockers, restrooms, seating, and shade structures are non-existent or subpar for the current and future Racquets population, and it would be a disservice to our community and future members not to include these improvements in the upcoming renovations.

Our Racquet Center is challenged by aging facilities that are heavily used by our members. This area is one of the legacy facilities and requires constant updates and repairs. Given the Club's stated goal of ensuring it is among the top-rated residential country clubs in North America, the Board and Club Leadership recognized that continuing to update this area would not be sufficient to provide a consistent and positive member experience.



The following images showcase some of the Racquet Center deficiencies



▲ Cracked sidewalks presenting safety issues



▲ Edge of court lifted due to root growth



▲ Rusted canopy poles throughout



▲ Roots pulled from watering system pipes



▲ Detached canopy pole



▲ Damaged concrete



▲ Flooded walkway due to poor drainage



▲ Faulty watering system. Court is both wet and dry at same time

Proposed Racquet Center Renovation Details

Although the Club's tennis courts have all been resurfaced numerous times over many years, the facility's infrastructure and drainage are both close to 40 years old and continue to cause many issues. With the growth we have experienced in pickleball, and what we expect the future demand to be, we propose a plan that will, if approved, meet both our current and our projected facility and program needs.

The Club intends to redesign the layout of the pickleball courts, adding 11 new courts with 12 covered, allowing for play year-round, regardless of climate conditions. In addition, a new pickleball building that includes lockers, showers, restrooms, a pickleball-exclusive shoppe, a stadium court for exhibitions, and social areas for events. Tennis courts and facilities will be completely renovated with new sidewalks, canopies, irrigation system, court surface, fencing, and furnishings. This is a much-needed renovation that will greatly benefit the membership for many more years to come.

ADDRESSING THE GROWTH OF PICKLEBALL

Since 2021, our pickleball check-ins have increased by a staggering 313% and tennis check-ins have increased by 80%. Since November, both have continued to trend upward. In addition to the increase in existing member use, more prospective members are inquiring about Racquet Sports during tours. Having a state-of-the-art facility will help solidify Boca West's reputation as the leading Racquet Sports facility in South Florida.

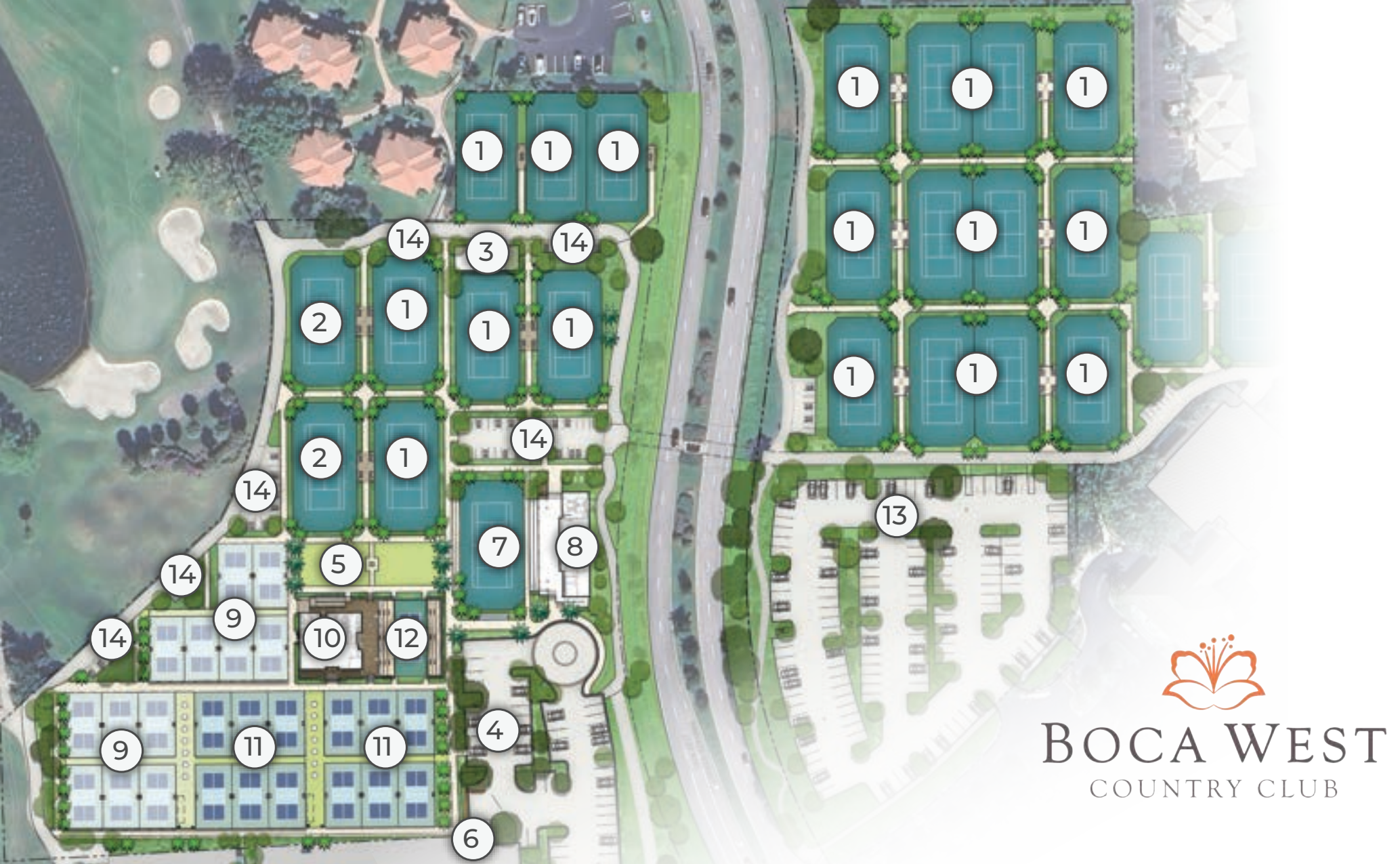
Timing:

If approved, this work will begin in the Summer of 2025 and be phased over two years so member play can be accommodated throughout the construction period with as little disruption as possible. The project will be separated with construction on the west courts in Summer 2025 and the east courts (by the Country Club) in Summer 2026.

This expansion will include:

- An updated Tennis Shoppe and terrace seating
- Newly Built Pickleball Shoppe
- Wraparound terrace seating at Pickleball
- Event bar with warming kitchen for events
- Restrooms with showers and changing areas
- Day Lockers
- Stadium seating for Pickleball Court
- Additional stadium seating at Tennis Center Court

This expansion will also include an Event Lawn to accommodate exhibitions and events associated with Racquet Sports which includes a structured roof that will cover 12 pickleball courts.



BOCA WEST
COUNTRY CLUB

Proposed Racquet Center Site Plan

Legend:

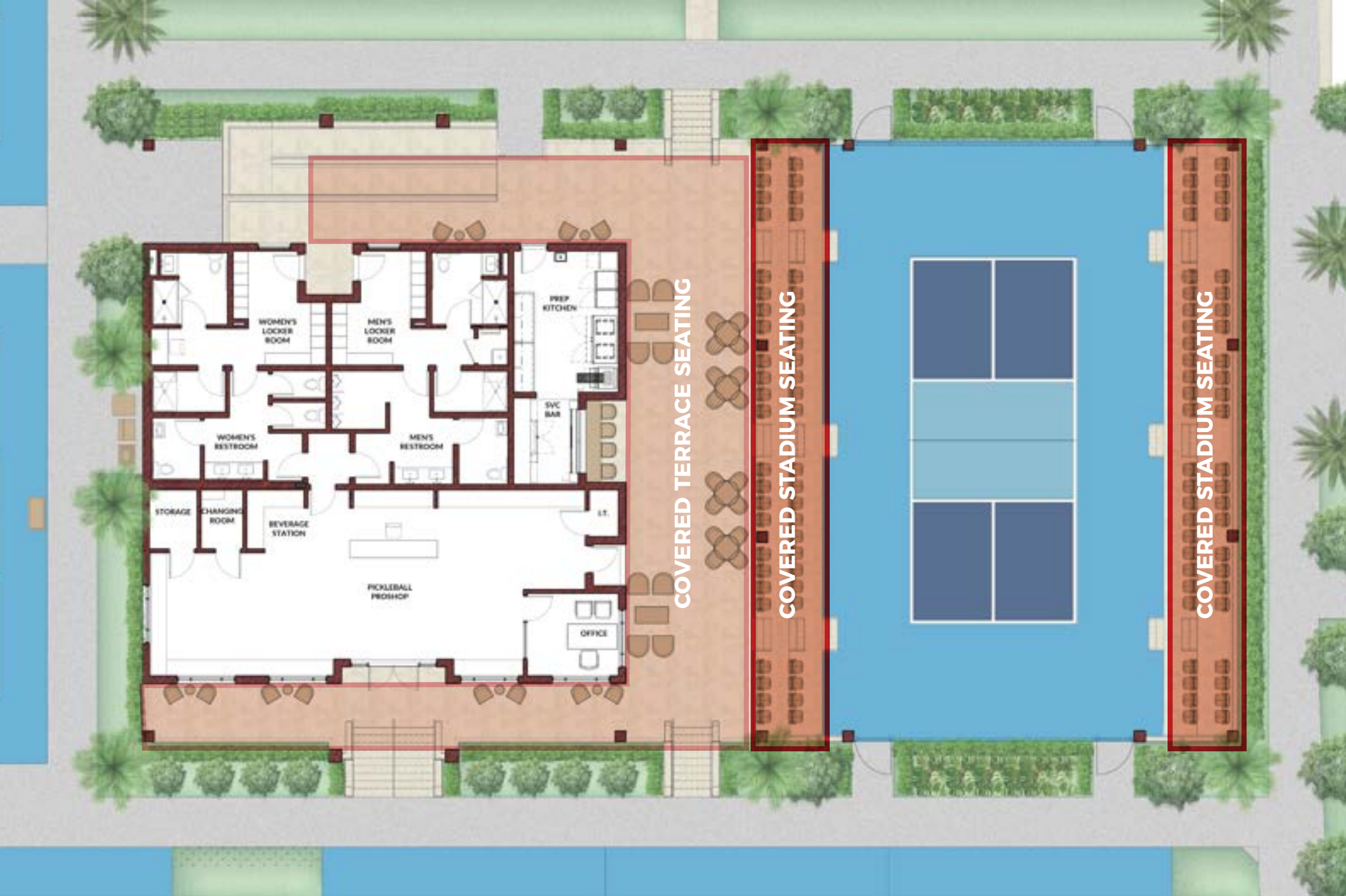
- 1. Existing Har-Tru Surface Tennis Courts To Be Rebuilt
- 2. Additional New Tennis Courts
- 3. Maintenance Storage
- 4. Existing Parking Lot

- 5. New Event Lawn Area = 5,200 Sf (130 feet x 40 feet)
- 6. New Screen Fence at Loading Dock
- 7. Stadium Tennis Court
- 8. Tennis Center
- 9. Covered Pickleball Courts
- 10. Pickleball Center

- 11. Uncovered Pickleball Courts
- 12. Stadium Pickleball Court
- 13. 2 Existing Tennis Courts Converted to Car Parking
- 14. Golf Cart Parking



Pickleball Center Rendering



Pickleball Center Floor Plan



GOLF COURSE 1 OVERVIEW

BOCA WEST CAPITAL IMPROVEMENT PLAN 2025

Golf Courses and Facilities

Over the last few years our Board and Management have communicated to members the need to update all four golf courses and related facilities and our desire to do so systematically over the remainder of this decade. Due to the age of all our golf course irrigation systems (over 40 years old), coupled with the unavailability of almost all replacement parts, antiquated bunkers, and the age of the grass itself, our infrastructure is at a stage that requires us to implement complete rebuilds rather than ineffectively continuing to maintain the antiquated components and systems. If approved, the current plan is to commence with a total renovation and redesign of Course 1.

Timing:

The renovation of Course 1 is anticipated to begin at the end of the 2026 peak season.

Details of renovation:

- This total rebuild will include an 18-hole redesigned course, with no lost yardage and updated Comfort Stations.
- In addition, given the surplus acreage already existing, and to accommodate the reality that 25% of rounds played are 9-hole rounds, a new 9-hole Short Course and an 18-hole Putting Course will be added in the area behind the Aquatics Center.
- Our golf architecture firm, Fry/Straka Global Golf Design, developed this plan to add these forward-thinking new amenities, enabling Boca West to continue to compete with golf and country clubs around us. The planned opening for this project is anticipated for December 2026.



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The Reconstruction of Course 1 and the development of a 9-Hole Short Course and 18-Hole Putting Course

Course 1 was created in 1969, and was renovated in 1997 and regrassed in 2013. To renovate Course 1, Boca West's leadership undertook a lengthy process to identify the appropriate golf architects to lead the project. After careful consideration and significant consultation with golf architects and industry leaders, Boca West selected the international golf architecture firm of Fry/Straka Global Golf Course Design. Fry/Straka are renowned for their work throughout the world, from Canada, throughout the U.S., to Dubai, the United Arab Emirates, as well as throughout Asia.

"Fry/Straka went to great lengths to understand our membership," said Jeanine Banks, Chairman of the Board of Governors. "Jason and Dana spoke with the Club's leadership, and spent a considerable amount of time and effort determining how Club members utilize our golf courses today by using trackers to understand how the courses were being played and forecasted how they'll use them in the future."

KEY DESIGNS BY FRY/STRAKA INCLUDE:

Erin Hills in Wisconsin, which held the U.S. Open

Calusa Pines in Naples, which has long been touted as a Top 3 course in Florida

The highly regarded reconstruction of Union League in New Jersey

The restoration of Belleair, which *Golf Week* ranked 77 in the U.S. after Fry/Straka's work.

PROPOSED HOLE #8



Why Course 1?

Course 1 has what is described in industry vernacular as “core golf,” which is essentially corridors where golf holes run adjacent to other holes. Since these holes are in singular corridors with residential homes on one side, Fry/Straka can undertake a significant renovation that includes adding elevation and repositioning hazards. In turn this will make the course more interesting and enjoyable. The new design will challenge the Club’s best players while making it more playable for golfers of all skill levels.

The renovated course will see Fry/Straka create landforms that will add elevation to the design unlike anything in our area. This will allow the designers to create some dramatic holes, like the new 8th, a par 3 that plays downhill, dropping over 25 feet. Similarly, the 11th hole, a mid-length dogleg par 4, will feature a tee shot that drops 20 feet from tee to green.

Redesigning Course 1 presents a great opportunity for Boca West to update one of its key golf courses, while creating new golf experiences at the same time, says Jason Straka. “We’re going to create unique landforms unlike anything that really exists in the area, and that will really transform the way Boca West members think of Course 1,” Straka says. “At the same time, the reworked routing allows us to build both the Short Course and a Putting Course, which will engage Club members with different golf options than currently exist at the Club today.”



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featuring Jason Straka





PROPOSED HOLE #6

Design keys:

COURSE 1 LENGTH:

With the goal of creating a true championship-length course at Boca West, Course 1 can be stretched to more than 7,300 yards, certainly long enough to test even the best golfers. On the other hand, the front tee yardage will be 3,000 yards shorter at 4,300 yards, making it playable for these with a wide variety of abilities. The new forward yardages will also remove significant forced carries. Fry/Straka were mindful of residents' views throughout their design.

9-HOLE SHORT COURSE:

In recent years, many facilities have created engaging and enjoyable par-3 short courses, designed to challenge strong golfers, while also allowing younger players, families, and others to enjoy the game. Don't mistake these courses for the "pitch-and-putt" of the past; the Short Course at Boca West will feature nine holes from 75 to 110 yards over a parkland setting. Easily walked, and taking only a short time to play, it will present an alternative for Boca West members seeking golfing options.

18-HOLE PUTTING COURSE:

As part of the goal to create golf alternatives, Fry/Straka has designed a Putting Course within Course 1. Found in many great golf destinations in the world – including St. Andrews, Scotland; Bandon Dunes, Oregon; and Pinehurst, NC – putting courses are very large putting surfaces. Given their size, the golf designers are able to build more contour, creating a fun and challenging option for members. This will allow strong players to work on their short game, while families, children, and others can use the space in a variety of ways.



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the new golf experience

COURSE I CARD OF THE COURSE							
Hole No.	Par	Tee 1	Tee 2	Tee 3	Tee 4	Tee 5	Tee 6
1	5	604	584	547	495	440	414
2	4	388	367	343	308	257	235
3	3	222	210	188	162	133	108
4	5	630	598	545	500	469	425
5	4	377	353	327	275	240	210
6	3	165	140	123	109	92	73
7	4	434	410	380	337	286	245
8	3	198	178	154	128	109	85
9	4	499	476	425	398	347	300
OUT	35	3,517	3,356	3,032	2,711	2,374	2,095
10	5	562	527	493	448	403	360
11	4	428	407	369	326	283	245
12	4	451	411	372	333	288	250
13	3	176	156	135	122	105	95
14	4	484	451	414	371	326	285
15	4	468	427	394	354	307	270
16	3	212	188	164	136	115	100
17	4	438	403	371	328	293	245
18	5	565	532	492	446	405	355
IN	36	3,784	3,501	3,203	2,863	2,525	2,205
TOTAL	71	7,301	6,817	6,235	5,574	4,899	4,300



SHORT COURSE		
	Par	Tips
1	3	95
2	3	85
3	3	75
4	3	80
5	3	110
6	3	70
7	3	105
8	3	75
9	3	100
TOTAL	27	795

Course 1 Master Plan

9-Hole Short Course

This isn't your parent's pitch-and-putt. In recent years, short courses have become increasingly popular because they address several markets—the good golfer seeking to test their game with a couple of clubs to the newcomers looking for a social outing. The best short courses offer options for players of varying abilities, but one thing always rings true: short courses are meant to be enjoyable, challenging, and fun, regardless if you've played for decades or only a few months.



Course 1 Deficiencies

Course 1 was first built in 1969, and updated in 1997 by Arnold Palmer's design group. It suffers from both design issues relating to the way members currently play golf, as well as many maintenance and infrastructure problems.

DESIGN ISSUES:

- Undersized and uneven greens
- Misaligned and inadequate-sized tee boxes
- Outdated and inconsistent bunker design construction
- Strategically irrelevant penalty areas
- Poorly drained fairways
- Deteriorating cart paths and curbs

Additionally, decades of wear and evolving player expectations have further impacted the course's quality. These factors have limited our ability to maintain and deliver a premier golf experience to our members.

RENOVATION RESULT: Renovating Course 1, under the direction of our award-winning design firm, Fry/Straka, will rejuvenate the playing experience, enhance our golf operations, and solidify Boca West's reputation as the premier country club and golf destination in South Florida.



▲ Cart paths in disrepair. The curbs are squared up, which makes entering and exiting dangerous, and maintenance difficult. Sloped cart paths alleviate this issue.

The following images provide an overview of some of the deficiencies in Course 1



▲ The tees, particularly the forward two or three sets, are simply too small. They have slopes like the one pictured above. The size/slope issue persists on almost half of the teeing areas of the golf course.



▲ Subsurface rocks make their way to the surface and effect playability.

◀ Exposed vents exist in 25% of the bunkers. Most are starting to show rocks as they work their way up from the subsurface.



▲ 16-inch water mainline break in 2023.



▲ 16-inch mainline break in 2023.



▲ Another 16-inch mainline break in 2024 that was about 25 yards from the 2023 break in the previous pictures.



▲ All the tops of the electronic control boxes are being held with zip ties. Rust and corrosion exist throughout all the boxes as well. The front 9 is wired for 110V and the back 9 is wired for 220V.



▲ Lateral water line valves are rusted/corroded. Boxes surrounding them are collapsing.



▲ Another lateral water line valve with a collapsing box and a handle broken off due to rust/corrosion. This problem exists in about 80% of the lateral irrigation valves.



▲ 16-inch mainline break in 2024. We must call an outside company for these repairs as we do not have the tools for this application. 16-inch mainlines are rare in today's irrigation designs for this reason.



GOLF AND ACTIVITIES CENTER OVERVIEW

BOCA WEST CAPITAL IMPROVEMENT PLAN 2025

Golf and Activities Center

The way Boca West Country Club's members utilize the Club indicates a need to renovate and update our Golf and Activities Center.

Given current usage trends only about a third of our 1,400 lockers are in use in both the Men's and Women's Locker Rooms. We plan to recapture this underused space in a number of ways:



MODERN LOCKER ROOM UPDATE: Divide and renovate the Men's Locker Room into modern, appropriately sized, Men's and Women's Locker Rooms, with new bathrooms and showers, and two newly created Card Rooms.



CARD ROOMS: To accommodate increased Card Room usage at the Club, the current Women's Locker Room will be remodeled into two additional Card Rooms and a meeting room. These new Card Rooms result in 50% more card tables in the Golf and Activities Center, and provide flexibility to add additional tables as demand dictates.



ELEVATOR: The installation of an elevator will provide direct access to the new Locker Rooms from the parking lots next to the building. The elevator will also allow both men and women golfers to go directly to the Golf Cart Assembly Area that is below the Locker Rooms. The existing staircase from the golf area will be accessible to the new Locker Rooms as well. Members will no longer need to walk around or through the entire building to get from their cars, carts, or the front of the building to the Locker Rooms.



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NEW LOBBY/BAR LOUNGE:

For years members have asked us to supplement Mr. D's with another venue for drinks after golf and to provide a sitting area to use while waiting for a Grand Central table. Others asked for a place for drinks and appetizers to enjoy before dining in the evening in Grand Central or even Prime Cut. We propose to replace the current Card Room adjacent to the building's lobby with a new, dedicated bar and lounge area. This will be an impressive space for those entering the building, improve traffic flow, and allow everyone to enjoy this premium space.



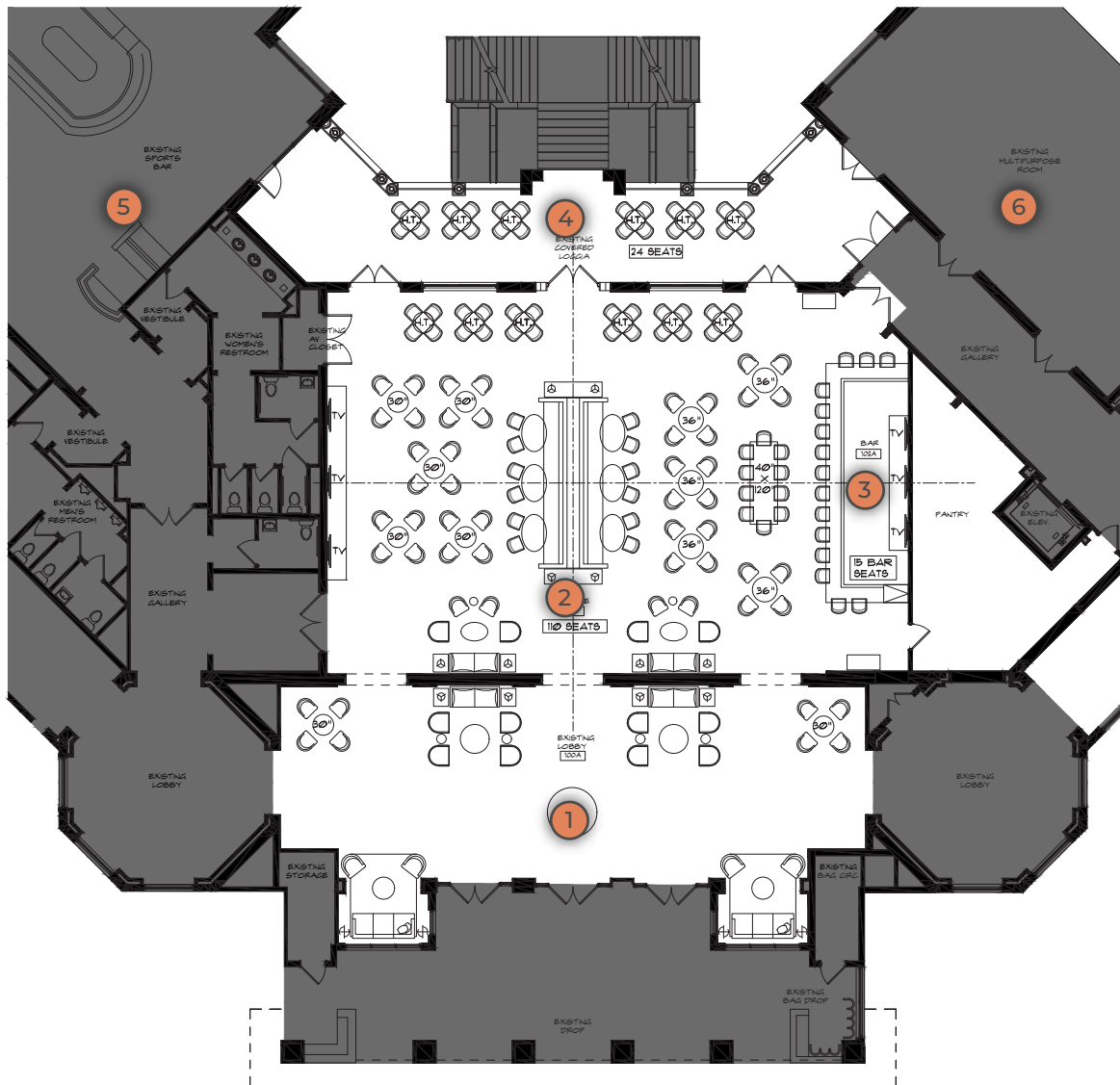
BUILDING REFURBISHMENT:

We are planning to make cosmetic upgrades to The Golf Shoppe, Golf Studio, the Activities Ballroom, and other lobby and public areas that are heavily used. There will also be minor changes in Prime Cut and Grand Central restaurants, from new carpets to reupholstered furniture throughout.



CONSTRUCTION AND TIMING:

Since we are not constructing a new building, all interior renovations we have outlined are being timed to begin to best limit member disruption as much as possible.



LEGEND:

1. Existing Lobby
2. Lounge
3. Bar
4. Existing Covered Loggia
5. Grand Central
6. Palmer Room

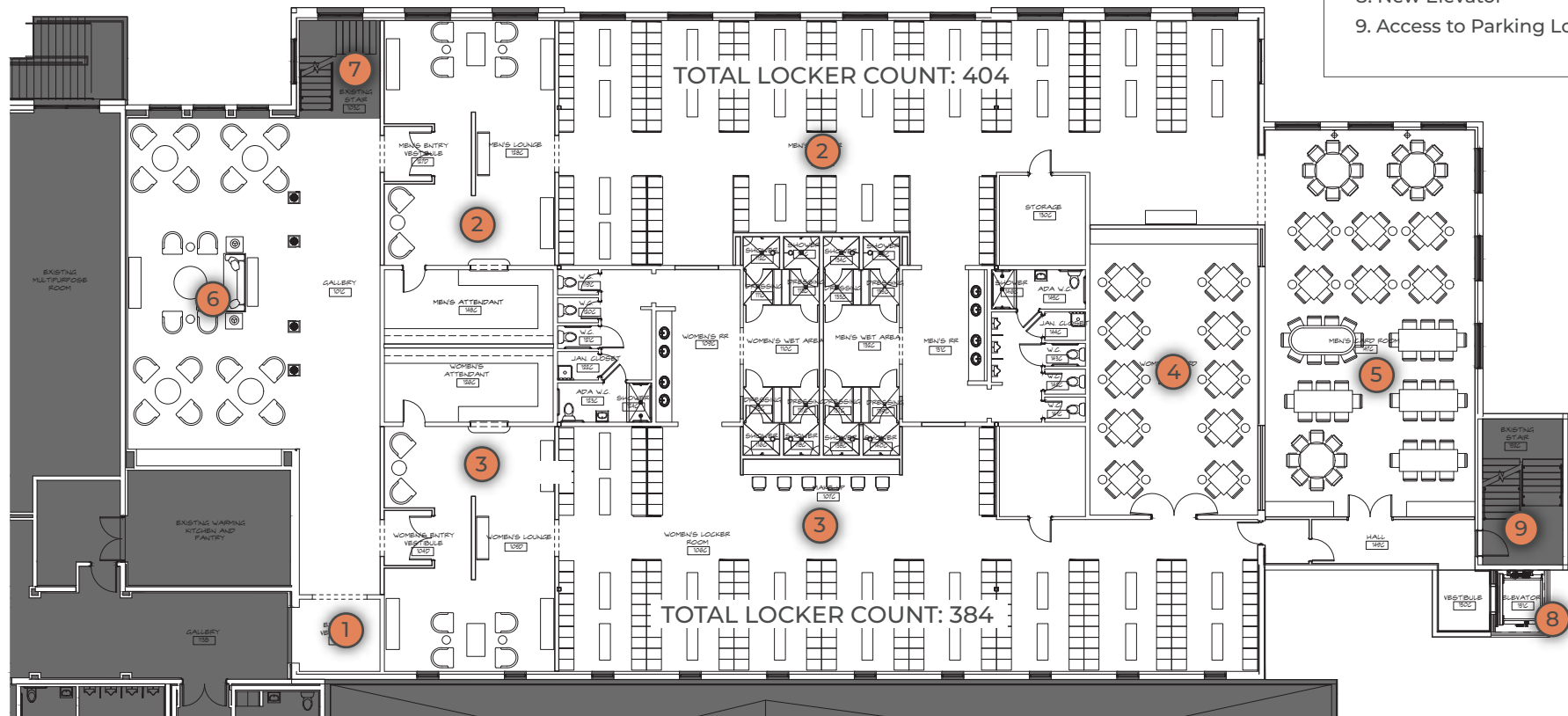
Current Lobby Card Room Conversion–Future Bar and Lounge



LEGEND:

1. Activities Ballroom Storage
2. Card Room
3. Main Card Room
4. New Men's and Women's Restrooms
5. Meeting Room
6. Palmer Room
7. Fazio Room
8. Dye Room

1. Main Entrance to Men's and Women's Locker Room
2. Men's Locker Room
3. Women's Locker Room
4. Women's Card Room
5. Men's Card Room
6. Co-Ed Lobby and Library
7. Access to Cart Barn
8. New Elevator
9. Access to Parking Lot



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ADMINISTRATION AND OPERATIONS EXPANSION OVERVIEW

BOCA WEST CAPITAL IMPROVEMENT PLAN 2025

Administration and Operations Expansion

Everyone recognizes the importance of our number one asset: our staff. The Club's behind-the-scenes work and rest areas are simply not adequate to maintain our mission of being a top workplace and attracting and retaining the best talent. With approximately 600 year-round and more than 400 seasonal staff members, our current devoted staff areas cannot accommodate the current needs and expected increase in demand. These areas have not been expanded since the Country Club Building was built in 1997.

THE PLANS INCLUDE:



A New Enlarged Employee Break Area



Restrooms and Employee Locker Rooms



Employee Learning and Development Center



Human Resources and Administration Office Space

The plan also includes moving our Human Resources office onto our campus to be close to staff and converting our current HR space outside of the Glades Gate into a recruitment office.



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KITCHEN AND LOADING DOCK EXPANSION:

With the increased usage and delivering of supplies to our restaurants, we propose expanding our purchasing and receiving areas along with expanding the main Country Club kitchen and loading dock area to support our current and future needs. These “back of the house” improvements are critical and long overdue to ensure we can manage the volume of member usage.



New Kitchen Receiving and Loading Dock



Expanded Main Kitchen Refrigeration and Prep Areas

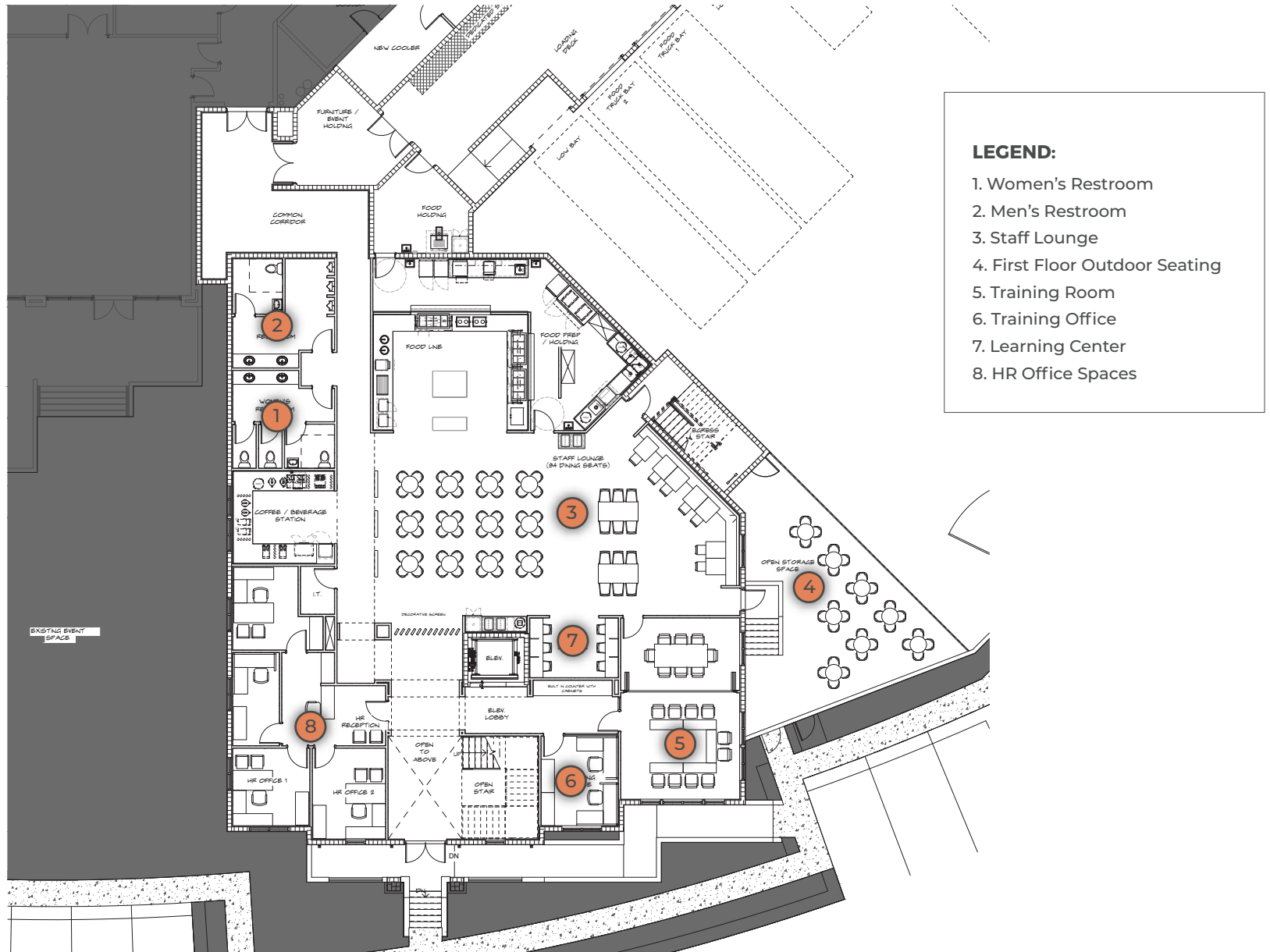


Country Club-Expanded Covered Entrance Walkway

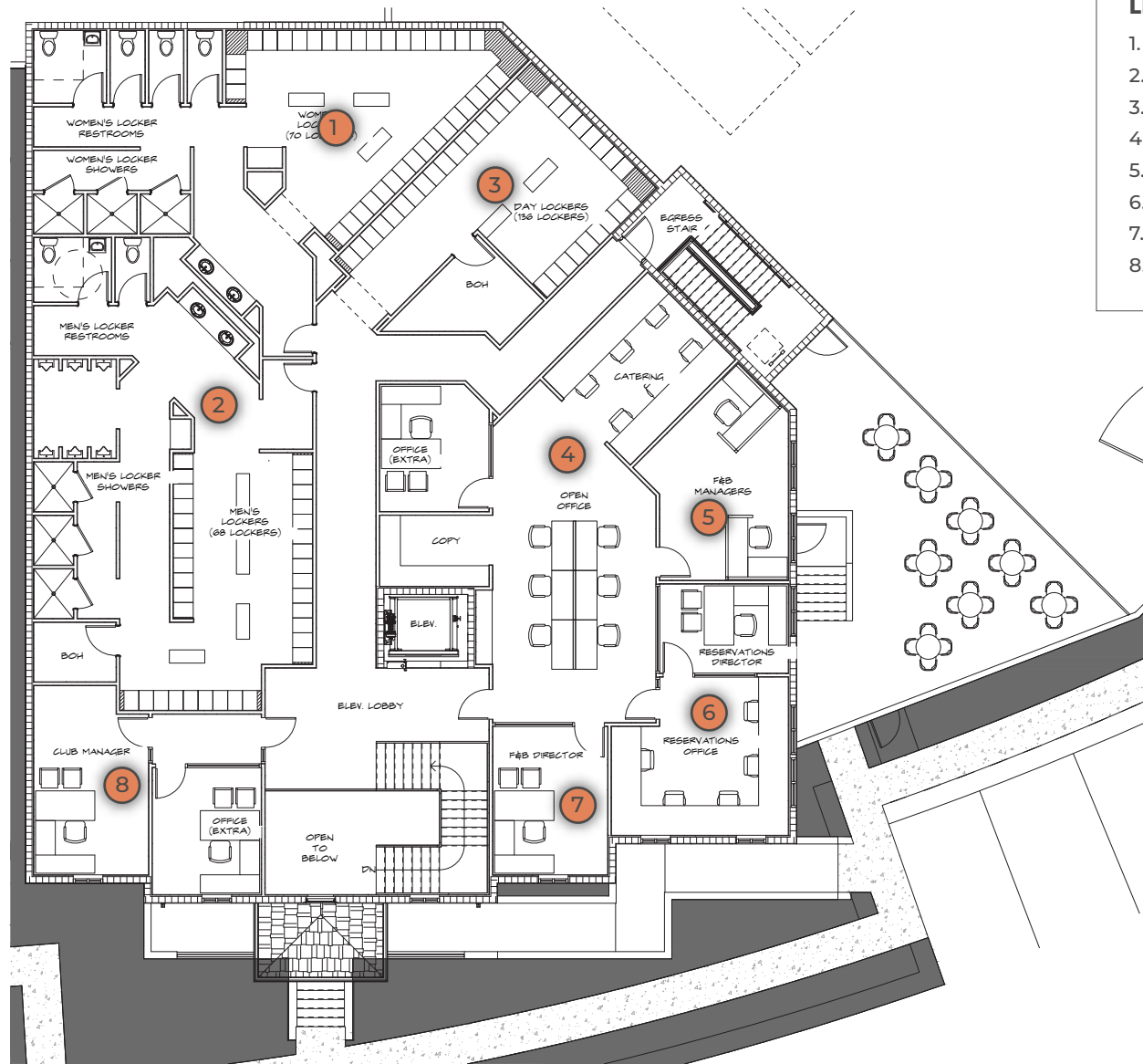


Proposed Administration and Operations Building. View from front of existing Receiving Dock between Country Club and Golf and Activities Building.

Kitchen, Receiving, and Dock Expansion



Administration and Operations Expansion Ground Floor Plan



LEGEND:

1. Women's Locker Room
2. Men's Locker Room
3. Day Lockers
4. Open Office Space
5. F&B Managers
6. Reservations Office
7. F&B Director
8. Clubhouse Manager

Frequently Asked Questions

Q. HOW DO WE KNOW THAT THE COSTS OF THE PROJECTS ARE ACCURATE?

- A.** While it is always possible that unforeseeable events can affect cost, architects and contractors have thoroughly reviewed and verified the costs based on current and projected available data. Budgets, which incorporate a 10% contingency, were created and validated by the architect, consultants, and pre-construction contractors.

Q. HOW WILL THE CONSTRUCTIONS BIDDING BE DONE?

- A.** Three contractors will be chosen from the four that were prequalified and interviewed. Upon membership approval of the program and its scope, those three contractors will be given the complete design documents for bidding.

Q. HOW WILL WE SELECT THE FINAL CONTRACTOR?

- A.** We will select the highest-quality contractor with the most appropriate, cost-effective bid to ensure the design intent is achieved. The Club's construction attorneys will review all agreements to ensure the Club is protected.

Q. WHEN WILL A DECISION BE MADE ON THE PROGRAM?

- A.** Upon membership approval of the program on March 27, we will move forward with construction documents, contractor bidding, and the final selection process immediately. As previously mentioned, the project will be managed by our hired outside construction project management firm, along with oversight by the Special Project Committee and Club Leadership.







BOCA WEST
COUNTRY CLUB