

February 19th 2024

Greetings to the entire Prestbury Community.

The following is a review of the process of the **CHESHIRE REMODEL**.

This information is being sent so that everyone is aware of the process. We have had some citizens advise that they do not think there has been good transparency.

You will see the past years President's report (Michael Beatus), Christa Mabry's reports (she is the chairperson for the remodel), Tom Brewer's reports (Treasurer of Prestbury) and Kate Matty's (former Prestbury secretary) meeting minutes report.

I want to give you a brief on how this process started.

The 2013 Reserve Study called out the need to renovate the clubhouse. "Based on the age and visual condition of these interior clubhouse elements, we recommend the Association budget for a coordinated complete interior renovation by 2026."

The reserve budgeting has included this need since at least 2013. By including this in our reserve funding plans we have been able to complete several major projects and build the reserve funds to their current level without a need for increases in assessments since 2018.

Most recently the reserve plan was refreshed by Reserve Advisors in March of 2022 and it was noted the plan to renovate the clubhouse in the near term. At this time the Prestbury Board attempted to find contractors to want to remodel the Cheshire Club. The Board was not successful in this endeavor. As we all remember, after COVID it was difficult to find anyone to do any type of work. Our former President of Prestbury found one contractor by the name of Quintin Bull in late 2022.

Fast forward to January of 2023, I was elected the new President due to our past President retiring from the Board. Myself and Christa Mabry (Board member and person in charge of the Cheshire) set out to try and obtain contractors to begin this process.

In January of 2023, we found 3. Quintin Bull, Augustine Custom Development and Stark Enterprises.

Christa, her husband Darrell (who has been in the construction industry his entire life), myself and Tom Brewer did extensive on site interviews with all 3 contractors. We showed each of them our vision and they provided what they deliver to PCA. After careful deliberation, we agreed that Augustine Custom Development was best suited for our project.

Then in February 2023, Christa and myself reported at the Board meeting that we would like to make a motion to approve Augustine Custom Development to be the company that does the Cheshire remodel.

The plan is to start complete design, budget and place material orders in 2023 so work could commence as soon as possible in January 2024.

After discussion, it was unanimously approved to award them this job.

Christa then assembled a design team to assist her with everything interior for the remodel. The team is members of the Prestbury Community.

Over the next several months many volunteer hours were spent planning the remodel and what the interior look was going to be.

In November 2023, the Board unanimously approved the budget for the remodel not to exceed 500k. This process was done at this time because most of the plans were finally set with options for adjustments if needed.

I want to say that I am so proud and impressed with what the design team have come up with. I know many of you had come to the open house in December 2023 and were also impressed. They took many comments from the community and adjusted many things based on feedback.

If you want to see the latest cost sheet update as of this letter, please make an appointment with Nicki at the office. Some may say why are we doing this? Or doing that? Or paying so much for this or that? Everyone has their right to speak their mind in a professional manner and I respect that, but please I want to assure everyone in the Prestbury community, that I have full confidence in what they have presented with no hesitation. What they have always kept in mind is their love for the Prestbury Community and want this community to excel even farther to make this such a desirable place for families to move here.

Thank you for taking the time to read this and all the information that follows.

Michael J Beatus

Prestbury President

January 2023 Annual Meeting Minutes

CLUBHOUSE & OFFICE BUILDING – Between private social events, association meetings, PCA sponsored social events, dance, Pilates and Bible study, the facilities were utilized for nearly 200 events during 2022. Both facilities continue to be in excellent condition.

New for 2023: The word is out, and the clubhouse is ready for some major updates, however, we are looking for help! PLEASE REACH OUT IF YOU OR ANYONE YOU KNOW MIGHT BE ABLE TO HELP WITH THIS. General contractors, designers, architects, etc. Please leave a message at the office.

Thank you to the Clubhouse Committee: Laura Fulton, Laurie Masco and Sue Ochsenschlager, for always being there to provide ideas and suggestions. Thank you to Nicki in the office, that keeps this all organized! As always, suggestions that might enhance or expand the utility of the facilities are welcome, especially when it comes to the Clubhouse this next year, we are looking for those that would like to be involved. Best wishes to all for a healthy and happy 2023.

Respectfully Submitted by, Christa Mabry

FEBRUARY 2023 PRESTBURY CITIZENS ASSOCIATION MEETING MINUTES

PRESIDENT COMMENTS – I am looking forward to working with our 2023 Board of Directors. Our volunteer Board is very motivated and love our community. We will strive to continue to make Prestbury an utmost desirable place to live! This upcoming year will be once again busy for our Board. We have numerous projects in store but a few are highlighted below.

We are in the planning stages for our Cheshire Club Refresh Project, more details will be forthcoming in the next several months. We do anticipate at this time, the Cheshire Club will be closed after January 2 nd 2024 and not available for several months where no reservations will be allowed. We will absolutely try and have the Cheshire up and available by July 2024 if not earlier.

CLUBHOUSE & OFFICE BUILDING – We have begun the selection of a general contractor for the remodel/refresh of the clubhouse in 2024. Since the last board meeting some residents have come forward so we have formed a committee to help with selections, price items out, etc. At the time of writing this our plan is to pick a general contractor for the project at the February board meeting. More to come.... stay tuned!

NOTE: The clubhouse will not be taking any reservations starting January 2024 for now. We will inform the community if this changes.

Respectfully Submitted by, Christa Mabry

NEW BUSINESS

Cheshire Contractor for Refresh – A few board members and a committee of PCA community members have met with many contractors for the refresh work necessary for the clubhouse. After meeting with all the vendors, Mike Beatus reported to the board that the committee would like to move forward with **Augustine Custom Development for the project**. The company provided an estimated timeline. As of now, this year would be the planning phase of the project, with a fall open house for residents to review the plans. The clubhouse would likely close for up to 7 months for the project to kick off, beginning in January 2024. Mike Beatus made a proposal that we work with Augustine Custom Development. Tom Brewer seconded. Motion carries.

MARCH 2023 PRESTBURY CITIZENS ASSOCIATION MEETING MINUTES

CLUBHOUSE & OFFICE BUILDING – Happy to announce we have chosen Augustine Builders out of Geneva, IL. as the general contractors to oversee the clubhouse refresh project. After interviewing 3 individual companies, we felt Todd and Trice Augustine fit all our requirements and we look forward to working with them to accomplish this project. March 1s we met with the Augustine’s and the committee. We went over the “wish list” as well as the timeline and scope of work. In the upcoming weeks we will have the first architectural drawings and written proposal from the architect. This will allow us to start the process for permitting. NOTE: The clubhouse will not be taking any reservations starting January 2024 for now. We will inform the community if this changes. Respectfully Submitted by, Christa Mabry

APRIL 2023 PRESTBURY CITIZENS ASSOCIATION MEETING MINUTES

CLUBHOUSE & OFFICE BUILDING – The clubhouse renovation is on track as we received the written proposal from the architect. We will not expect drawings until later into the summer. In the meantime, the selection of new appliances, cabinets, countertops, etc. will start to take place as we work closely with the designer.

Thank you to those that volunteered to be on the renovation committee:

Laura Beatus

Whitney Martino

Jen Weaver

Naomi Rolfe

Respectfully Submitted by, Christa Mabry

MAY 2023 PRESTBURY CITIZENS ASSOCIATION MEETING MINUTES

CLUBHOUSE & OFFICE BUILDING – Looking forward to meeting with our renovation team the end of May! Stay tuned... Other issues on the outside of the clubhouse: the brick patio in the back of the clubhouse has been deteriorating for some time as well as many of the short concrete walls in this area. Bids have been presented and will be discussed.

Respectfully Submitted by, Christa Mabry

JUNE 2023 PRESTBURY CITIZENS ASSOCIATION MEETING MINUTES

PRESIDENT COMMENTS –

The design team will be meeting with Augustine Custom Development to go over the design of our remodel at the Cheshire Club this week (June 15th). We will have further details next month. Remember the remodel is set to begin in January 2024 and will be unavailable for private bookings.

UNFINISHED BUSINESS –

Cheshire Clubhouse Renovation update – The committee meets this Thursday with the design team and an update will be available next month. PCA plans to hold an open house or some type of event for residents to see the plans once they are available, likely in the fall.

JULY 2023 PRESTBURY CITIZENS ASSOCIATION MEETING MINUTES

PRESIDENT COMMENTS –

I met with our remodel team and Augustine Custom Development this past month for the Cheshire Club. We should have more details in the next few months but what everyone has discussed is very exciting! We are planning on integrating some of the history of Prestbury that will be beautiful and timeless

CLUBHOUSE & OFFICE BUILDING –

The approved brick work behind the clubhouse has been completed, there is a little painting touch up on the concrete walls to finish. For all future updates with the Cheshire Clubhouse Renovations, SEE REPORT “Cheshire Clubhouse Renovations.

Respectfully Submitted by, Christa Mabry

UNFINISHED BUSINESS –

Cheshire Clubhouse Renovation update – Mike Beatus and Christa Mabry and committee members met with the contractor this month. Ideas for design are to continue traditional Prestbury aesthetic but with modern amenities. Expecting a design plan and budget by end of month.

SEPTEMBER 2023 PRESTBURY CITIZENS ASSOCIATION MEETING MINUTES

PRESIDENT COMMENTS –

My family rented the Cheshire Club this past weekend and what a great place to host family events. I can't wait for the remodel starting January of 2024! Christa Mabry and I will have full details on the Cheshire remodel in the next few months. We are meeting with Augustine Custom Development on September 13th 2023 to review the entire design that they have come up with based on our committee and their input. We are anxiously awaiting the install of the new fountains on Lake Prest

OCTOBER 2023 PRESTBURY CITIZENS ASSOCIATION MEETING MINUTES

UNFINISHED BUSINESS –

Cheshire Club Renovation Update – Per Mike Beatus, Contracts and permits have been gathered and need to be signed off. Augustine's will be holding a meet and greet in November; this information will be provided to the Community for input. Per Tom Brewer the renovation will be well under \$500,000.00. The Contractor will be renovating all in the club house included with Windows & Doors, Making the building ADA compliant.

NOVEMBER 2023 PRESTBURY CITIZENS ASSOCIATION MEETING MINUTES

COMMUNITY COMMENTS – Community Comments – Four residents were in attendance. One resident referenced previous major work in the PCA in 1990 as cause for concern about the upcoming clubhouse renovation plans. She said requests included things like more storage, double burner oven, more countertop space. She had hoped the meet and greet would take place in November. Board members have scheduled a December meet and greet. She said she'd like to have seen more time for community input.

PRESIDENT COMMENTS –An open house with the architectural plans of the clubhouse will take place Thursday Dec 14 at 6 p.m. at Cheshire Clubhouse, Committee and Augustine (architect) will be in attendance. He added that the committee has been meeting for about a year, interviewed and met with three construction companies and has reported it in board meetings regularly whenever updates were available. Mike Beatus said the process has been open and transparent and residents are welcome to contact Mike Beatus or Christa Mabry with questions, or attend the open house or board meetings.

CLUBHOUSE & OFFICE BUILDING – Just a reminder the Clubhouse will be closed until September 2024 for inside renovations. We do apologize for the inconvenience ahead of time.

Respectfully Submitted by, Christa Mabry

UNFINISHED BUSINESS –

Cheshire clubhouse reno update – Mike Beatus said the board has been able to review the plans. The committee met with Augustine last night. Christa Mabry said as a committee they looked at a number of options for finishes etc and tried to leave flexibility in the cost list based on availability and price fluctuations so that they can pivot as needed. A lot of behind the scenes and measurements have taken place to ensure that storage areas etc are properly sized. Laura Fulton asked why they did not consider a stove for the kitchen. Christa said the committee was concerned about liabilities. They've tried to consider common uses even including floors that won't scratch with the weekly dance group that taps in there etc. Mike Beatus also stated it's important for residents to know that all considerations have been made in terms of the budget. Tom Brewer said that from our long range plan and in accordance with our recent long range study, monies were set aside and forecasted – PCA put in reserve money in to spend on the clubhouse this past year and in the coming year (we did not spend any of it this year and it will roll over into next year). We are still significantly under budget. Our reserve is about \$300,000 under what we had budgeted for this year. We do have some identified items such as a sewer project that we had budgeted almost double what we will need for that. We are under budget on operating expenses by \$100,000. Everything that rolls over from excess on operating goes into reserve. At the end of next year we'll still hold \$1.6 million in our reserves and that exceeds what our consultants have said what we need to have. Mike Beatus thanked Tom for all of his diligent work and the amount of time he has poured into accounting for every penny in our budget and our financial planning. All of what we've achieved in the past few years and plan to achieve in the next year have happened without an increase in dues (there is no increase planned in the coming year). Tonight's vote is on what to spend, not on final plans for the clubhouse. Board members plan to send additional communications in the coming week with greater detail/opp for input to the community. Christa Mabry made a motion not to exceed \$500,000 on the clubhouse renovation in 2024. Tom Brewer seconded. Motion carried.

Mike Beatus added this is a project for the community that we want everyone to be proud of and he's thankful to the board members and residents who have already put months of work into this project.

NOVEMBER 2023 (Continued)

NEW BUSINESS

2024 budget – Tom Brewer made a few adjustments to the 2024 proposed budget to account for things like increases in the pool contract, the Fox Metro bill, other utilities, geese and muskrat mitigation. Our reserve is more than what our long-range study said we needed to fund our reserve with. The operating budget will be presented to the community next month. The major reserve items are the completion of the prairie restoration, completing landscaping around the pool and a cost estimate for the clubhouse renovation at \$475,000. We added \$150,000 for normal street paving as scheduled. The budget does not reflect any change in assessment for PCA residents except for a 3 percent increase for trash fees. Laura Fulton moved that the board approve the budget as submitted by Tom Brewer to go the community for approval. Marlene Deck seconded. Motion carried.

January 2024 Annual Meeting Minutes

PRESIDENT COMMENTS –

As we step into 2024, exciting plans await us, including the Cheshire remodel set to commence in January. Anticipate a fantastic transformation that everyone will enjoy. Other projects include a new basketball court at Hanks Rd park, additional parking spaces near the tennis and pickleball courts, and some new furniture for the pool. We've addressed increased costs in our 2024 budget without imposing any additional dues.

CLUBHOUSE & OFFICE BUILDING –

The clubhouse was used this past year for 200 plus events! The Office building is used for many events as well, including sub association meetings. As the community knows the Clubhouse will be closed until September 2024 for inside renovations. We do apologize for the inconvenience ahead of time. We have tried to accommodate to the best we can for those that have regular scheduled events to hold them in the office building for the time being. Thank you, Nicki, for organizing the calendar for 2024.

Respectfully Submitted by, Christa Mabry

DISCUSSION OF 2024 BUDGET AND TREASURER REPORT –

Reserve Advisors completed a study of reserve projects in early 2022 to assist in setting plans for long range projects and funding required for these type of expenses. Two major areas identified for attention during 2023 were the existing storm sewers and upgrade to the clubhouse. Both projects were started in 2023 but the majority of the work and expense will be incurred in 2024 and were included in the reserve budget. |