

FREQUENTLY ASKED QUESTIONS

Club Renovation Project

The following questions and answers have been compiled to address the most common member enquiries regarding the Club renovation project. The Board will continue to update this document as the project evolves.

VOTING & MEMBER INVOLVEMENT

Why is the Board asking members to vote now?

The purpose of the vote is to allow the membership to decide whether the Club should continue pursuing one of the proposed funding options.

The Board believes it is important to make that determination before investing substantial additional resources in design, engineering, pricing, scheduling, and implementation planning.

After many months of surveys, meetings, presentations, member correspondence, and individual conversations, the Board believes the membership has sufficient information to determine whether the Club should continue pursuing one of the proposed funding options.

The vote is an important decision and will help determine the path forward for the Club. At the same time, it is not intended to finalize every aspect of design, construction, scheduling, phasing, or implementation.

If the vote passes, will members continue to be involved?

Yes.

The vote determines whether the Club should continue pursuing the funding option approved by the membership, but it does not finalize every aspect of the project.

If a funding option is approved, substantial work will remain, including refining the scope, updating pricing, evaluating project timing, reviewing construction logistics, considering opportunities to reduce disruption, and assessing the practical and financial feasibility of implementation.

The Board will continue to seek and consider member input throughout that process.

As circumstances evolve, the Board will remain responsible for acting in the best interests of the Club and making prudent decisions regarding the implementation of any approved option.

What happens if the vote passes?

If the vote passes, the Board will continue evaluating and refining the approved option, including updated pricing, project timing, construction logistics, funding considerations, and opportunities to reduce disruption.

The Board will continue evaluating opportunities to refine the scope, improve the member experience, and incorporate constructive member feedback where appropriate. As the project develops, there will undoubtedly be additional decisions to make, and the Board remains committed to balancing member input with its responsibility to act in the best interests of the Club.

As with any major project, the Board will continue to evaluate the practical, operational, and financial considerations associated with implementation as additional information becomes available.

MAINTENANCE & FINANCIAL STEWARDSHIP

What is the Board doing to ensure the Club is properly maintained in the future?

This has been one of the most common questions received, and it is one the Board takes very seriously.

Whether the membership chooses the full renovation option or a more limited deferred-maintenance approach, the Board is committed to ensuring that the Club is maintained to a significantly higher standard going forward. Making improvements without changing how the property is cared for would not be a responsible use of member funds.

To that end, the Board is developing a more formal approach to maintenance, capital planning, and operational accountability. This includes establishing appropriate capital reserves, creating clear maintenance standards, ensuring management has the resources necessary to properly maintain the property, and regularly monitoring performance against those standards.

The Board also recognises that maintaining a first-class Club requires more than taking care of the physical property. It requires investing in people.

The Board is committed to attracting and retaining high-quality staff, improving the member experience, and continuing to elevate the dining and hospitality offerings that members value most.

Will there be a full-time maintenance person?

Yes.

The Board believes that proper maintenance of the Club's facilities requires dedicated resources and oversight. Expanding maintenance capabilities is an important part of ensuring that future investments are protected and that the property remains in excellent condition.

Is the Club financially healthy?

Yes.

The Club remains in a strong financial position and currently maintains healthy reserves.

The question before the membership is not whether the Club is running out of money, but rather whether the Club should make a significant investment to address long-term improvements and deferred maintenance that exceed the resources currently available through normal operations.

ASSESSMENTS & PAYMENT

When would assessments be due if a funding option is approved?

Several members have asked when assessment payments would be due if the membership approves a funding option at the EGM.

While no final payment schedule has been established, the Board's current expectation is that assessment payments would not be required immediately following the vote. Because major construction activity is not currently anticipated to begin until 2027, the Board believes there is time to develop a reasonable payment schedule.

The Board's current thinking is that any assessment would likely begin in early 2027 rather than immediately following the vote.

More specific details would be communicated well in advance of any payment deadlines.

The Board also anticipates providing an installment payment option for members who may prefer to spread payments over time. Any installment structure would need to be consistent with the project's funding requirements and construction schedule, but the Board's goal is to provide as much flexibility as reasonably possible while ensuring the project can move forward as planned.

The Board's objective is to ensure that members have adequate notice and sufficient time to plan for any approved assessment.

Will the proposed assessments or voluntary contributions affect the ownership interests of members who joined before June 1, 2007?

No.

The Club's current bylaws provide certain rights to members who joined prior to June 1, 2007 in the event the Club is ever sold or wound up. Nothing contemplated as part of the current proposal changes those rights.

Neither the proposed member assessments nor the voluntary contributions being discussed would grant any additional ownership, equity, voting, or wind-down rights to any member.

Members who contribute voluntary funds are doing so to support the Club and its future, not in exchange for an ownership interest.

As a result, the ownership and wind-down rights currently provided under the bylaws to members who joined prior to June 1, 2007 would not be diluted or altered by either the proposed assessment or the voluntary contribution program.

Any future change to those rights would require an amendment to the bylaws approved by the membership in accordance with the Club's governing documents.

DESIGN & CONSTRUCTION APPROACH

Why isn't the Board proposing a phased renovation?

The Board has spent considerable time evaluating whether portions of the project could be completed in phases while keeping some Club operations available. Based on the information available today, the Board believes a concentrated construction period would likely be the most efficient and cost-

effective approach and would allow members to begin enjoying the improvements sooner.

That said, the Board fully understands why many members would prefer to minimise the length of any closure. The Board shares that goal.

If the membership supports moving forward with the renovation, the Board intends to continue exploring opportunities to reduce disruption, shorten the construction schedule, and evaluate whether portions of the work can be staged in a practical and cost-effective manner.

While no promises can be made at this stage, the Board's objective is not to maximise the closure period. The objective is to complete the work as efficiently as possible while balancing cost, safety, construction logistics, and the needs of the membership.

Why is additional dining and gathering space being proposed?

While the Club certainly experiences capacity challenges during peak periods — particularly around Christmas, New Year's, Easter, and other busy weeks — the proposed improvements are about much more than simply adding seats.

Over the years, members have shared concerns about circulation through the Club, including the need to pass through dining areas to access other spaces, as well as concerns about noise levels during busy periods. The renovation is intended to create a more comfortable and functional layout, improve traffic flow, provide additional gathering spaces, and enhance the overall member experience.

The redesigned dining areas, banquette seating, and other acoustic improvements are expected to help reduce noise and create a more intimate dining environment. The expanded bar and lounge area will provide members with another place to gather, dine, or simply enjoy a drink without always needing to utilise the main dining room.

The additional flexibility also supports future operations. During slower periods, the bar and lounge area may provide a more intimate setting that is easier to staff and service while still delivering a high-quality dining experience.

The Board is also interested in exploring opportunities to extend Club operations beyond the traditional season. One possibility is that the bar and lounge area could remain open for dining and social activities during periods when operating the full dining room may not be practical.

Ultimately, the goal is not simply to add seats. It is to create a more comfortable, functional, and enjoyable Club experience for members throughout the year.

What is the status of the proposed Chef's Quarters?

The Board has received considerable feedback from members regarding the proposed Chef's Quarters and appreciates the thoughtful comments and alternative ideas that have been shared.

After further evaluation, the Board's current view is that construction of on-site Chef's Quarters is not necessary as part of the proposed renovation project.

Alternative housing arrangements can be utilised for visiting chefs and culinary professionals when needed, allowing renovation resources to be focused on other priorities identified by the membership.

The decision to remove the Chef's Quarters from the current plan is an example of how member input has helped shape the evolution of the project.

CLUB LIFE DURING CONSTRUCTION

If the Club is temporarily closed during construction, what will happen to Club activities and social events?

One of the Board's highest priorities will be maintaining the sense of community that makes the Club so special.

While certain facilities may be unavailable during portions of the construction period, the Board has no intention of allowing Club life to simply stop.

Once construction schedules and logistics are better understood, the Board intends to establish a member committee dedicated to helping plan activities, events, dining opportunities, and social gatherings throughout the construction period.

Potential ideas that have already been discussed include utilising the tennis courts for special events and dining, hosting activities at West Beach, organising gatherings at member residences, continuing card games and social groups where practical, and exploring temporary dining options during portions of the construction period.

While it is too early to determine exactly what those activities will look like, the Board is committed to working creatively with members to ensure that the community remains vibrant, active, and connected throughout the construction process.

The Club is more than its buildings. It is the people who make up the community, and preserving that community will remain a priority regardless of the construction schedule.

Will the Club be open for a longer season following the renovation?

One of the Board's goals is to explore opportunities to expand programming and member use beyond the traditional season.

Future operating schedules will ultimately depend on member demand, staffing, and financial considerations. However, one of the benefits of the proposed bar and lounge area is the flexibility it may provide during slower periods of the year by allowing dining and social activities to continue in a more intimate and efficient setting.

This FAQ assists members in considering the resolutions to be voted on at the Extraordinary General Meeting. It does not amend or replace the formal Notice of EGM, Proxy Form, or resolutions circulated to members. If there is any inconsistency, the formal meeting materials govern.