

Beach Front Amenity Ad-Hoc Group Meeting

Minutes: April 24, 2019

All members of Beach Front Amenity committee met on Wednesday, April 24, at 12:00 noon to review the opportunity to create a standalone multi-use climate controlled POA clubhouse at several scheduled locations.

Location 1

Upon experiencing the site, the group agreed it was a viable location given the available space, the location in the northeast corner of the property (away from guest rooms), available parking (in both the north and south lots) and immediate adjacency to the beach. The group believes a two-story structure with each floor consisting of approximately 2,500 heated SF and a similar sized deck was viable—and the structure would easily reside between the new DHEC Set Back and Base Lines. Depending upon the elevation of floor of the structure, some of the brush and/or trees might need to be removed to provide an unobstructed ocean view.

A partnership could provide the POA with Food and Beverage without the need to construct a commercial kitchen. Furthermore, the relationship could be extended to provide additional pay-go services such as cleaning, event set-up and tear down, etc.

Location 2

The group next visited the second location on the agenda. During the visit, the group noticed the new lighting, decking and automated rolldown shutters that might enable the structure to be used by the POA as a limited beachfront amenity (such as Monday through Thursday) or as a trial/ongoing basis—particularly by the POA groups that currently use the firehouse. While not climate controlled, the location was ample in size, provided bathrooms, unobstructed beach views, immediate access to the beach, and vehicle parking. And it may afford the POA the opportunity to more fully understand the community's desire for a beachfront amenity before committing to a large capital project.

Location 3

The group then visited the third scheduled location. Despite highly restrictive security, we were able to gain entrance and a brief tour. Upon entering, there is a small reception area—which is:

- Flanked on the left by a restaurant, their drink and snack bar, and seating
- On the right is their game room
- And immediately behind by the swimming pool and outdoor, covered lounge chairs

The view from the second floor (the ground level includes covered parking) to the ocean was obstructed. And despite having a large roof, much of the structure includes covered areas—not climate-controlled space. During the summer, the facility is quite crowded with no available parking.

Post-Visitation Discussion

After visiting the respective sites, the group met at Big Jim's to share thoughts and to chart a course forward. The group unanimously agreed Location 1 represents a viable long-term opportunity, and should be pursued first. During or immediately following the discussion, the POA may elect to also explore Location 2 as an interim solution. The group also reflected upon Location 3 whereby the concerns of security, exclusive use, high demand and limited square footage for the POA's use weighed heavily. The group decided to deprioritize the opportunity at this time, focusing upon the other locations.

Next Steps

The group agreed the next step should involve arranging a discussion. The group also agreed to arrange visits to the Shipyard and Port Royal beach clubs—followed by a trip to Sun City to understand space utilization by multiple groups.

Concurrently, the group agreed to continue to address any concerns regarding a separate location. While the group agreed the property would not need to be relocated landward, it is also clear that the property would have to be razed and rebuilt to current building and flood codes.

The meeting concluded at 2:20PM followed by a drive to location 4—whereby every parking space was occupied. This re-emphasized the need for additional parking for a beachfront club.