

Application for Site Development Plan Review in a PUD
New Lodge and Conference Facilities
Hammock Dunes Planned Unit Development

Conceptual Renderings (December 2013 Presentation)

The Club at Hammock Beach 2013 Year End Update



Current Lodge



Current Lodge



Current Lodge



Current Lodge





Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Hammock Beach Resort](#)
[Local Competitive Set – Recent Renovations](#)

Local Comp Set Recent Renovations Summary

PROPERTY NAME	# ROOMS	MEETING SPACE Sq Ft	REFURB INVESTMENT	DATE COMPLETED
Omni AIP	404	80,000	\$85 Million	March 2013
Built 155 new rooms, full renovation of existing 249 rooms including 27 suites. New infinity edge pool deck, poolside restaurant, lobby, lobby bar, and renovation of all meeting spaces.				
Ritz Carlton Amelia	446	48,000	\$65 Million	March 2012
Redesign and refurbishment of all 446 guest rooms & suites, spa, restaurants, and meeting spaces.				
Marriott Sawgrass	510	56,000	\$20 Million	October 2013
Refurbishment of all guest rooms and villa suites, meeting spaces, and restaurants.				
PGA National Resort	350	40,000	\$100 Million	June 2013
Refurbishment of all guest rooms and suites, redesign of Haig Course to The Fazio Course, significant renovation work to all other golf courses, poolside café, Bar 91 and spa.				
Hammock Beach	328	15,000	N/A	N/A



Regional Comp Set Recent & Planned Renovations

- Ritz Carlton Naples
 - Property closed July 25-October 7, 2013
 - Renovated all guest rooms, main hotel lobby, all F&B outlets, and meeting spaces
 - Estimated investment \$40 Million
- Sea Island Resort/The Cloister
 - Planned additional 100 guest rooms
 - Planned additional 10,000 Sq. Ft. Meeting Space
 - Estimated investment \$50 Million
- Trump Doral Golf Resort & Spa
 - Phased complete property renovation currently underway with target completion mid-2015
 - Estimated investment \$150 Million
- Wild Dunes Resort
 - Planned new 200 room hotel
 - Planned new 15,000 Sq. Ft. Meeting Space
 - Estimated investment \$75 Million





Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Accommodations](#)



Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Meeting Spaces](#)



Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Restaurants](#)



Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



Omni Amelia Island Plantation Resort



The Ritz-Carlton, Amelia Island

[Family & Kids](#)



The Ritz-Carlton, Amelia Island



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Spa & Salon](#)

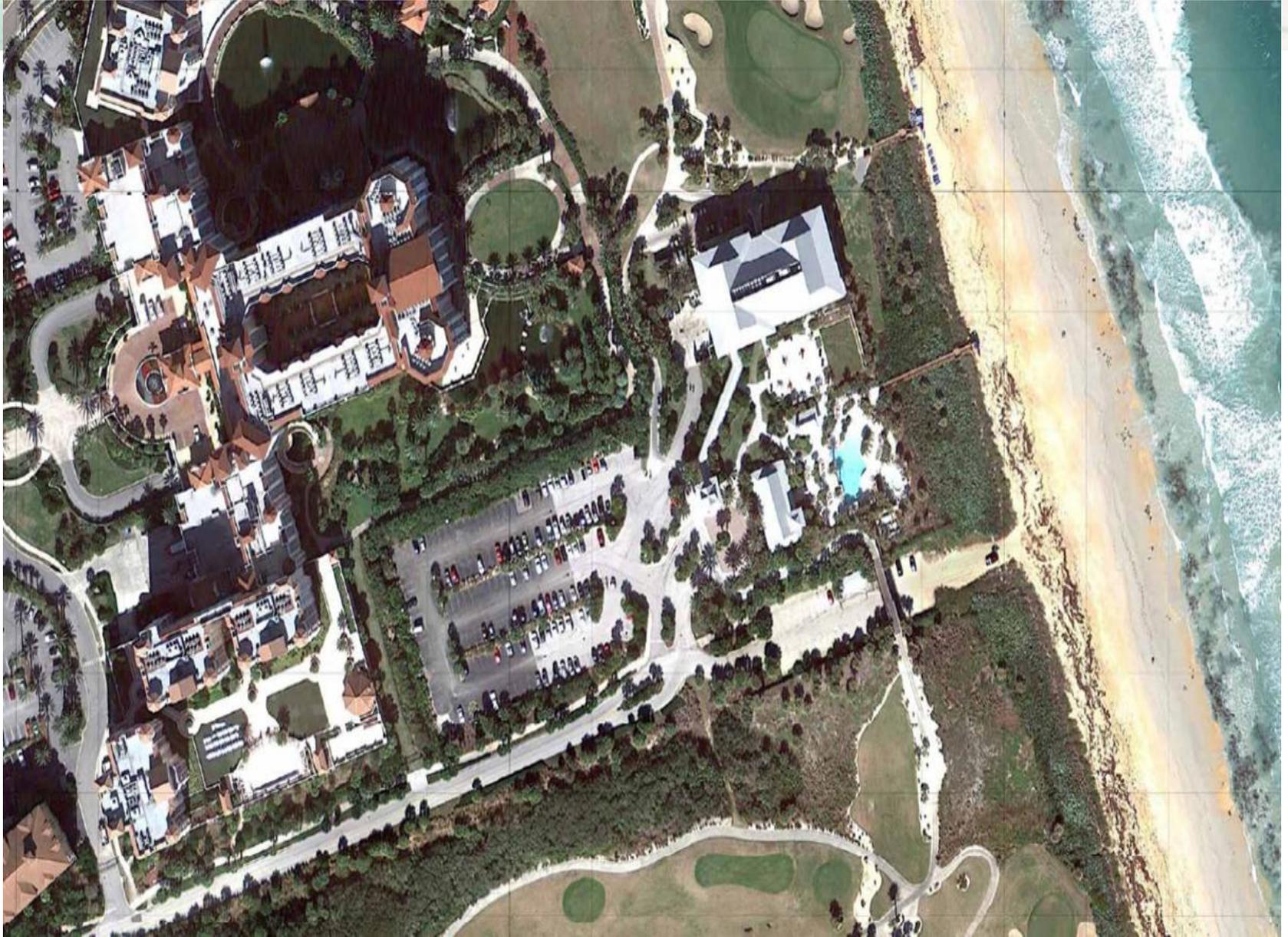
The Club at Hammock Beach Potential Future Enhancements



New Lodge & Club Member Experiences



The Club at Hammock Beach & Lodge Existing Site



New Lodge Program

- 198 Luxurious Guest Rooms
 - Standard guest room 448 Sq. Ft.
 - All rooms with balcony and ocean view
- Food & Beverage Venues
 - 125 seat ocean front restaurant
 - 24 seat private dining room
 - 48 seat ocean front dining terrace
 - 60 seat 19th Hole Bar & Lounge

New Lodge Program

- Club Member Facilities
 - Members Only Club Lounge
 - Golf Member Mens Locker Room
 - Golf Member Ladies Locker Room
- Resort Golf Facilities
 - Golf Pro Shop
 - Mens Day Locker Room
 - Ladies Day Locker Room
 - Golf Cart Storage Facility

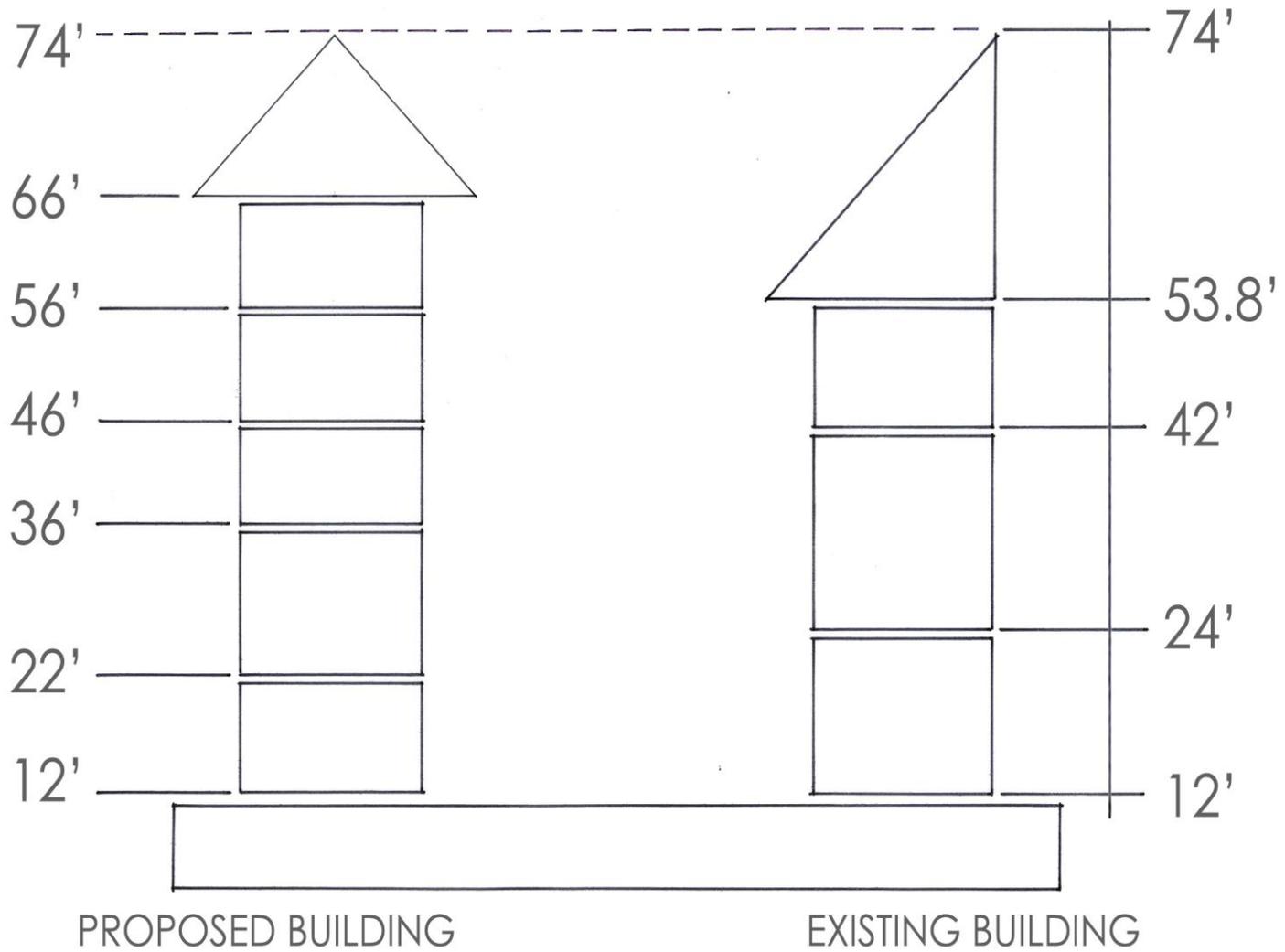
New Lodge Program

- Recreational Facilities - For Lodge Guests & Club Members Use Only
 - Multi-Level Swimming Pool
 - Poolside Food & Beverage Services
 - Beach Chaise & Umbrella Services
 - Luxury Beachside F&B Services
 - Lobby Billiards Room



PERSPECTIVE VIEW 1

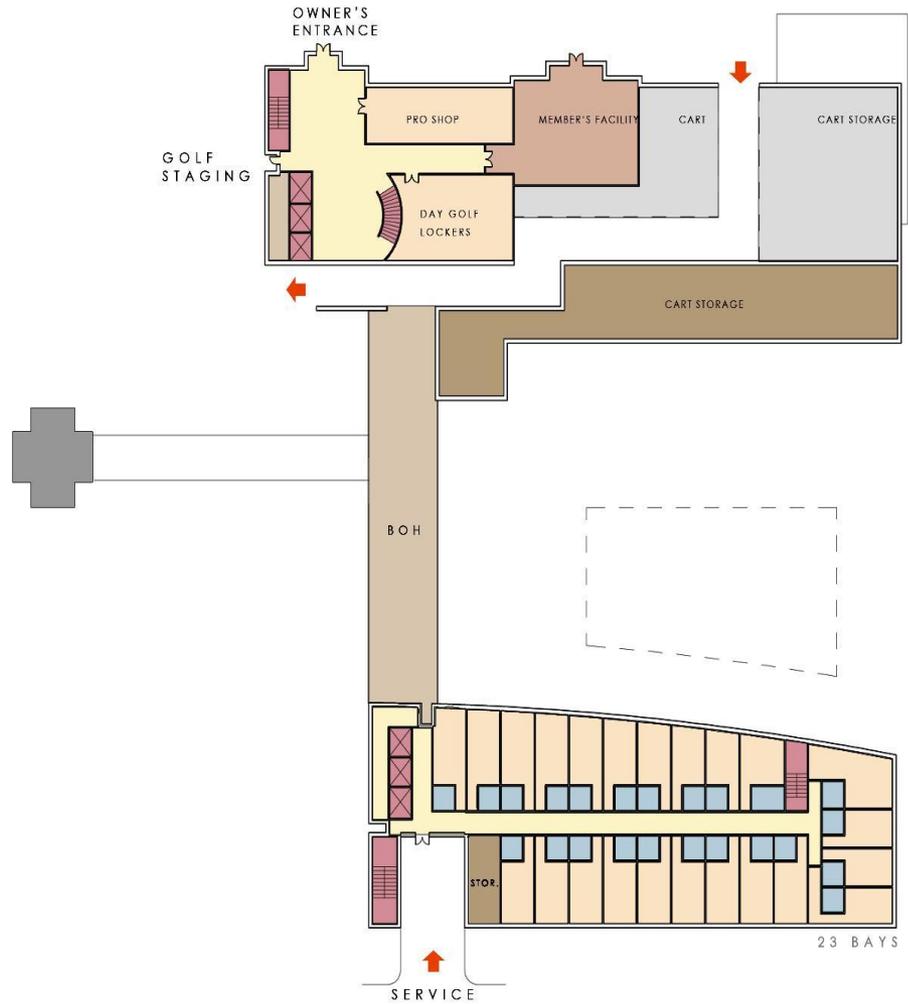




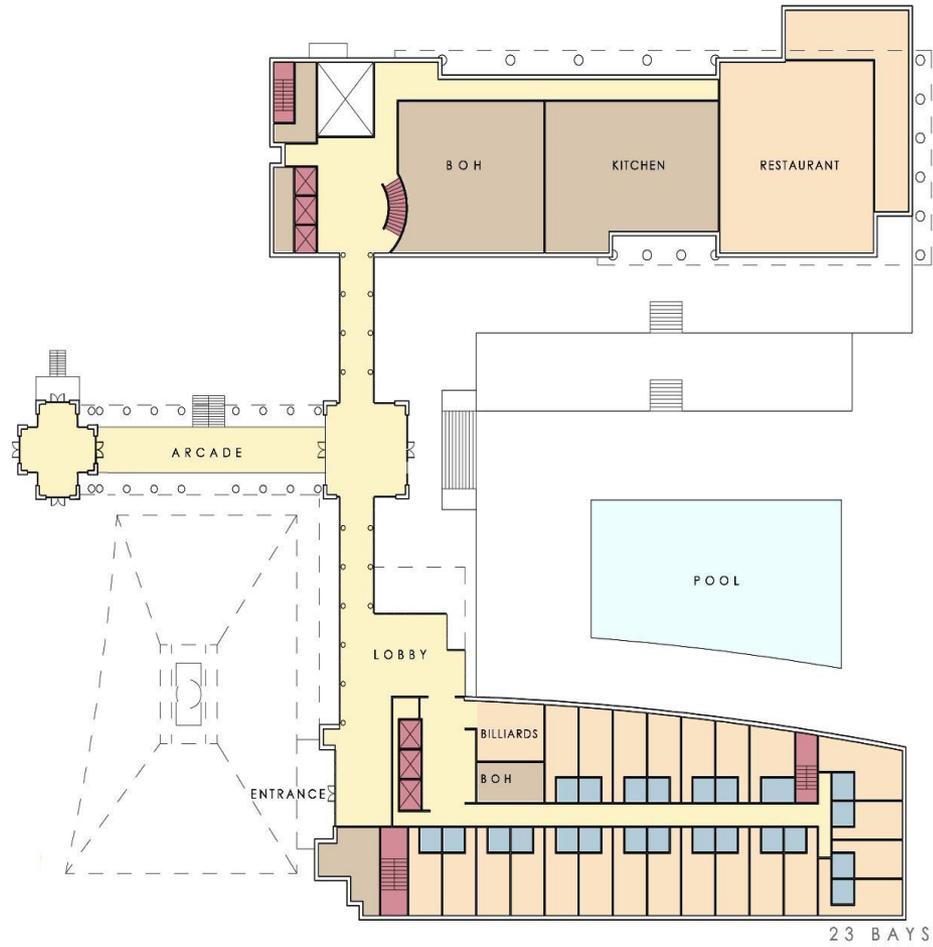
BUILDING SECTION DIAGRAM



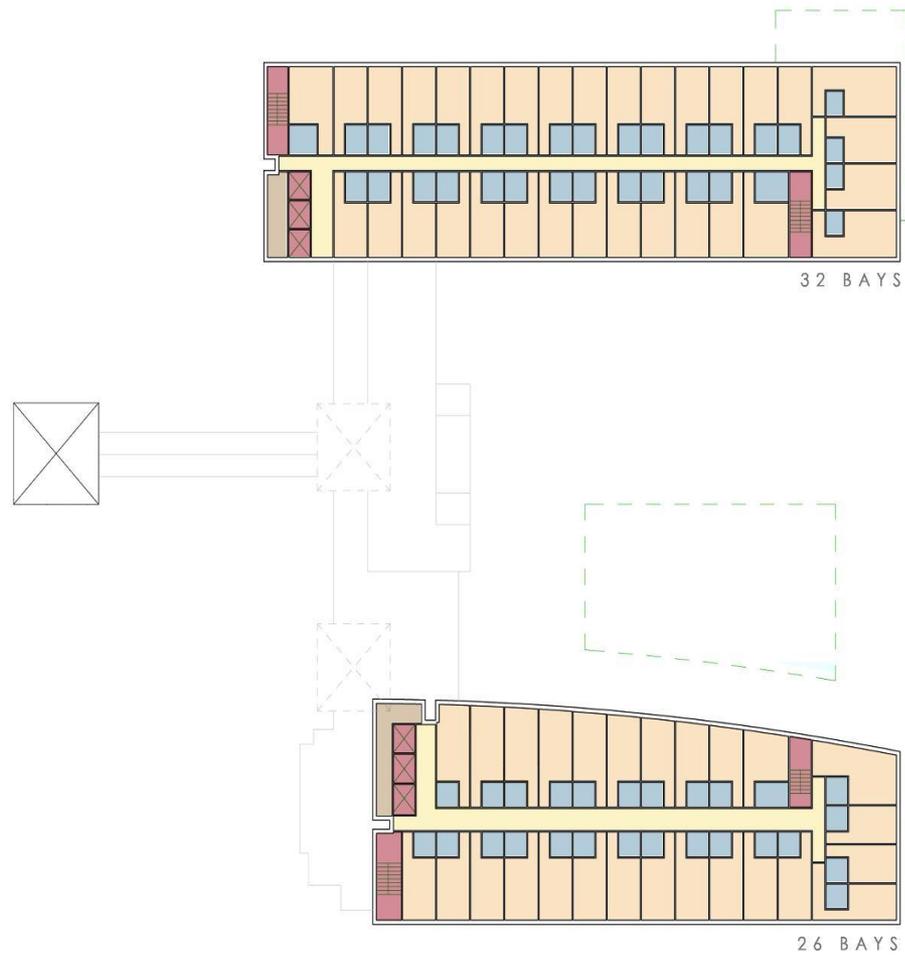
HAMMOCK BEACH SITE



GROUND LEVEL



ENTRANCE LEVEL



TYPICAL LEVEL

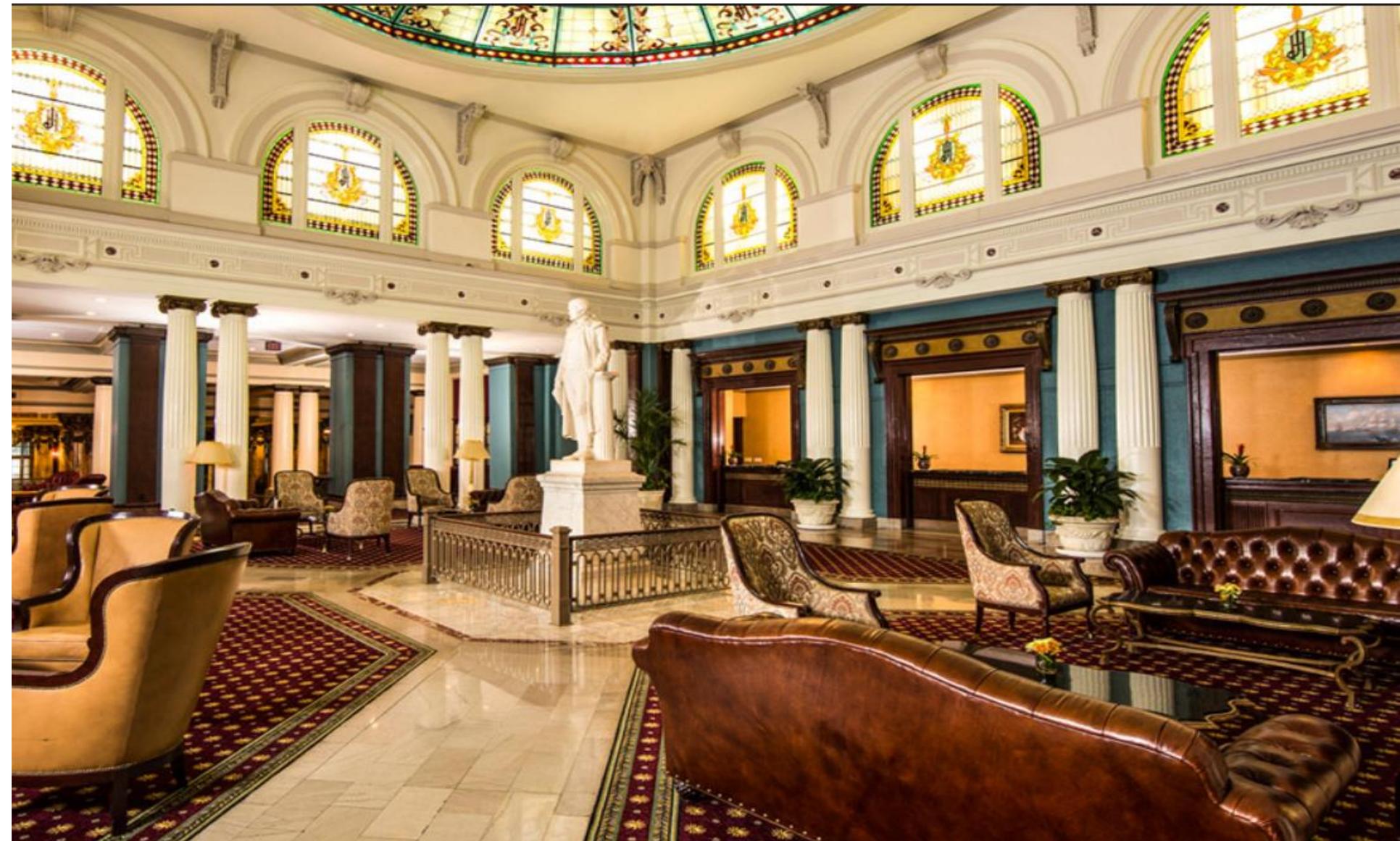
The Sanctuary
at Kiawah Island Golf Resort Charleston, SC



The Sanctuary
at Kiawah Island Golf Resort Charleston, SC



The Jefferson Hotel Richmond, VA



The Hermitage Hotel Nashville, TN



Salamander Resort & Spa Middleburg, VA



Salamander Resort & Spa Middleburg, VA

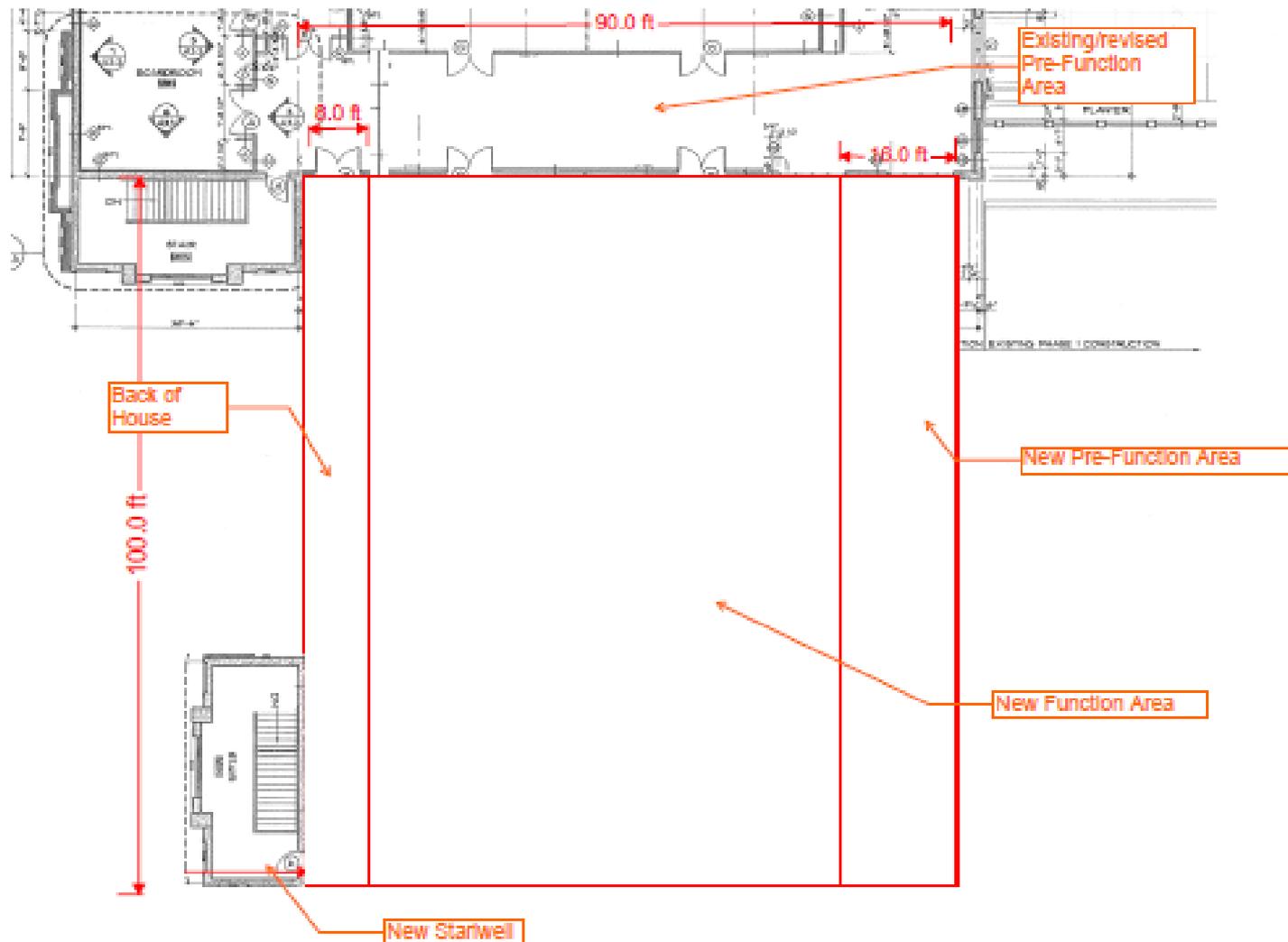




HBCCA Main Club Lobby



Possible Future Grand Ballroom – Connected to Atlantic Ballroom



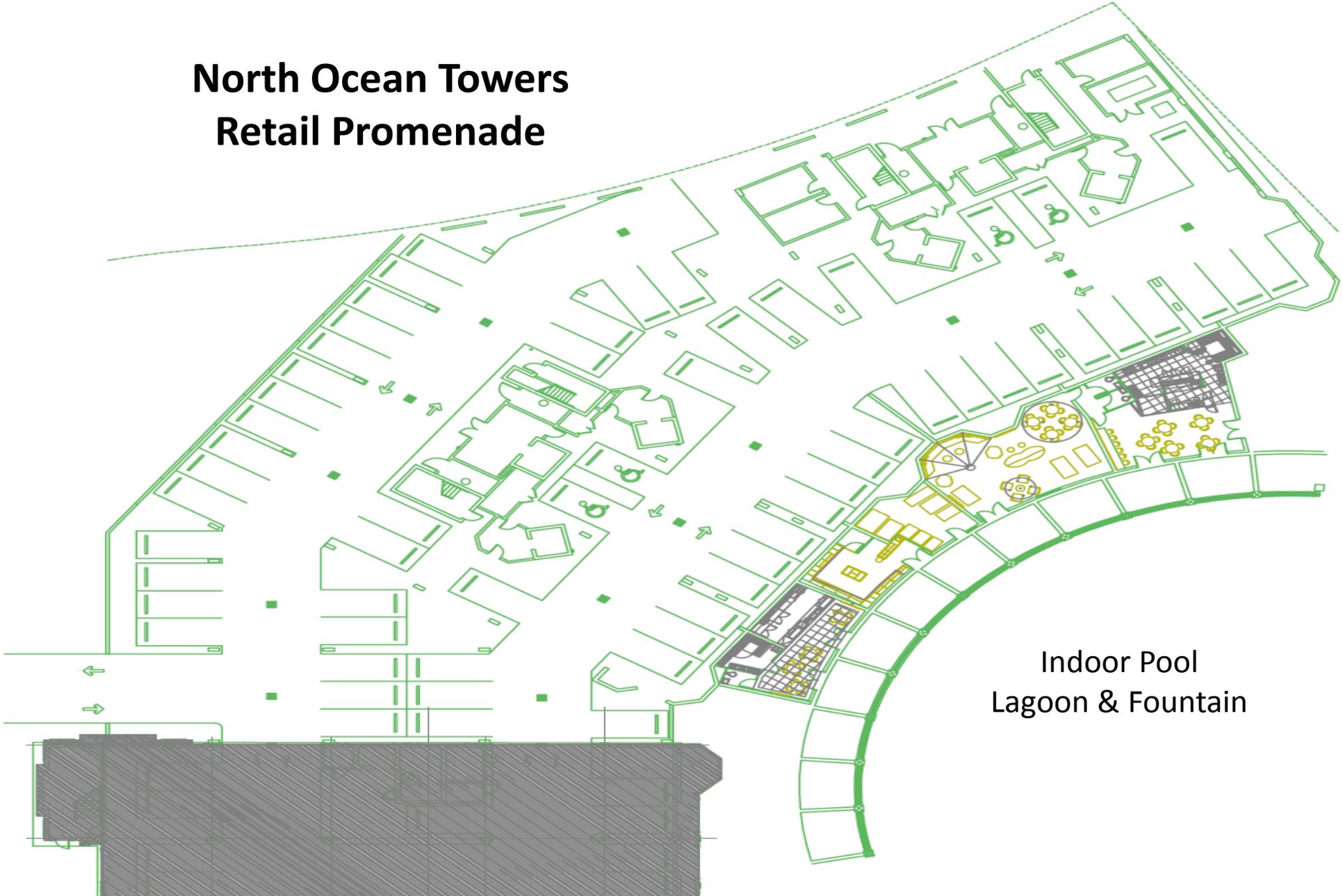
Hammock Beach Spa & Salon



Delfinos Restaurant



North Ocean Towers Retail Promenade



Indoor Pool
Lagoon & Fountain

Possible Future Retail Spaces: Pizzeria/Market, Family-Teen Center, Retail Shop, Etc....

The Club at Hammock Beach



GENERAL DISCUSSION



Questions From Our Club Members

New Lodge Construction

- 1 Will there be a private full golf member's area mirroring the Conservatory?
- 2 How will your parking facilities be constructed?
- 3 Will you be making additional improvements to the fantasy pool complex? Adding additional pools and adding a new bar area to accommodating the increase of capacity?
- 4 What type of member facilities will be added to the new lodge?
- 5 What type of structure if any will be built on the south side of 16th Rd?
- 6 What is your time frame for completion of the project?
- 7 What company will operate the proposed hotel? Ritz, JW Marriott, Four Seasons
- 8 Are you considering a time share operation or a fractional ownership?
- 9 What type of clients will you be marketing to for this new facility?
- 10 How many parking spaces will be dedicated for full golf members at the Ocean course?
- 11 From the time of ground breaking (assuming approval) what is the expected timeframe to completion?
- 12 What cost of construction will be absorbed by guests versus a dues increase?
- 13 If a dues increase is considered in the future, what percentage increase could be anticipated?

Questions From Our Club Members

Golf/Members

- 1 Will more monies be allotted to enhance the golf course, such as completion of the addition of sand and drainage to sand traps?**
- 2 Will they pursue cleaning up the golf course perimeter to enhance the beauty of the course, as viewed by homeowners who live on the course? An example would be the waterside weeds on green number 16, which is an eyesore to the homeowners, overgrown weeds and debris, both dead and alive. (the golf course side of the waterway) This would also enhance the beauty of the green for the golfer as well.**

Questions From Our Club Members

Concerns

- 1 Will you be conducting additional town hall meetings seeking input?
- 2 The member area at the main pool area is just too small to accommodate members during the summer due to the high influx of both members and their guests...there are times when a single member family may have 8-10 people, which includes their guests. We, and our neighbors (members), have been unable at times to utilize this area. The member only pool has not been an alternative as it is either full, or not desired. What is Salamander doing to accommodate more members at the pool area?? And as a follow up, when that has occurred we have sought chairs on the beach, and although there are now member designated chairs and umbrellas, this area has too been overwhelmed in capacity. There's plenty of beach, but not as many chairs.
- 3 My biggest question is around the potential new lodge obstructing ocean views of the ocean towers.
- 4 If the plans get approved, what facility will you add to make up for the loss of our Restaurant (Atlantic Grill) and bar area (Sand Trap Bar) during construction? Will this area be completed before the razing of the lodge?
- 5 The club, at its present state, when at full capacity cannot accommodate the capacity at its amenities; do you plan on making additional improvements above and beyond the new lodge complex?
Example: Expanding fitness area and locker facilities?

Questions From Our Club Members

Concerns

- 6 **What type of access controls will be put in place?**
- 7 **Lastly, at times of heavy traffic, the pools are filthy. They have sand, dirt, etc...Enforcement of shower before entering should be implemented, and pools should be cleaned nightly....**
- 8 **What consideration (financial) will be provided to members for their inconvenience and loss of facility use during the construction period?**
- 9 **I Would like to know if Salamander would support many of the members in their quest to eliminate large homes from renting to multiple families for short term transient rentals. Would they take steps to ensure that the owners/managers of these rentals would not be able to designate persons unknown to them from being allowed facility access as "guests" of the same?**

Questions From Our Club Members

Salamander Hotels & Resorts

- 1 What is the financial health of the Salamander Group? And, what effect will that have on this property?**
- 2 How is exemplary leadership rewarded by headquarters? And, how can members participate in the recognition/selection of individuals?**
- 3 What are Salamander's standards for security? And, has security been assessed here?**
- 4 Has Salamander considered performing an internationally recognized quality assessment i.e. Malcolm Baldrige et al?**
- 5 Should the plan get approved, is LA/Salamander in for the long haul and will they in fact construct the building immediately, or is this merely to obtain an approval so they can then sell the property off to a new owner, since we all know the approval will increase the value?**
- 6 If in for the long haul, are they willing to put up a construction bond/letter of credit or other assurance that the project will move forward immediately?**

April 2014 Proposal for New Lodge and Statement of Opportunity

The Club at Hammock Beach Proposal for New Lodge

The Opportunity

When the Club at Hammock Beach opened on June 4th, 2004, it was hailed as one of the finest new resort communities on the East Coast, featuring many luxurious amenities, highlighted by a variety of dining experiences, spa and fitness, waterpark and pools, and with the addition of the Conservatory in 2008, this gave the Club two of the best golf courses in the Southeast. Unfortunately, the inability of the Resort operation to generate profit over the years, a result of a severe economic downturn that led to significant reductions in membership and hospitality guests, left the Club with large operating shortfalls. Since capital was used to address operating deficits, this left the Resort without adequate funding to perform capital improvements on a normal life cycle, resulting today in a physically outdated appearance and an aging mechanical infrastructure. The existing lodge building, nestled between the front and back nines of one of the best golf courses on the East Coast, epitomizes the deterioration that has taken place.

Compounding the challenge of sustaining the Membership and Resort operations at a high level, Hammock Beach's primary Resort competitors, including Amelia Island Plantation, PGA National, Ritz Carlton Amelia Island, and the Marriott Sawgrass, have all completed multi-million dollar renovations in the past two years and are attracting clients from the all-important group markets who have been loyal to Hammock Beach in years past, such as Anheuser Busch, Bellsouth, Bayer, Exxon Mobil, Genetech, KPMG, and Monsanto.

Over the past 18 months, Salamander Hotels & Resorts has studied various options in search of a feasible way to make improvements to the aging infrastructure to enhance our Members' experience while reversing the declining business trends. In order to successfully compete for large corporate groups who typically hold meetings during mid-week, we determined that the Resort required a minimum of 325 hotel-like accommodations with complimenting conference facilities. Using the existing 127 one-bedroom condominiums as the core of our new "hotel" lodging, we have developed a plan to add a new 198 room lodge facility at the existing lodge site which would house new ocean front dining, golf club house facilities worthy of Nicklaus' Ocean Course, and new Member Only facilities which will elevate the club experience for our social and golf members to new heights. Equally important, the scope of construction would include much needed improvements to many existing facilities.

On April 5th at 10:00am, Salamander invites property owners to a presentation of the new Lodge and improvements that the Club plans to construct once County approval for the entitlements to build the new facility is obtained and funding is in place. This presentation is the culmination of a collaborative process Salamander has participated in over the last several weeks with stakeholder representatives at Hammock Beach. At the close of this presentation we will conduct a survey of our residents to help determine whether a solid majority of Hammock Beach owners support our proceeding with the County application process. Once the details of our plan are fully understood, we hope that you will agree with

us that this proposal represents a necessary step towards securing Hammock Beach's future and an exciting new era of enhanced experiences for our Club members. Perhaps most important, we believe that this is the most significant contribution that we can make towards increasing long term property values for all stakeholders at Hammock Beach.

The Process

Salamander's plan to stabilize and enhance the Club cannot be accomplished without the support of Club Members and property owners within Hammock Beach. Salamander's improvement plan requires approval by the Flagler County Board of County Commissioners in accordance with applicable rules and laws and development criteria; while the building concepts meet those important legal requirements, support of Club Members and property owners is critical to securing approval by the County Commission.

At this time, Salamander has completed conceptual plans for the improvements, as illustrated by the attached renderings, illustrative drawings, and photos of the new Lodge massing model, and has held three meetings with representatives of a self formed Community Committee and numerous individual meetings with residents and members to review important topics relating to the plan and to address many issues and concerns. These efforts to date have reinforced the mutual commitment towards the success of the Club at Hammock Beach and the consensus that the plan's improvements can help achieve this shared goal. Once support is affirmed, Salamander will extend its outreach to important local advisory committees, other property owners in our community, and will review the plan with the Dunes Community Development District to coordinate and ensure infrastructure needs and services. The next step in the process includes introducing the plan to Flagler County staff, which will involve participation by Salamander, Club members, and property owners. Once Flagler County confirms the components of the Planned Unit Development approval process, formal applications will be prepared and submitted. The PUD process is transparent and provides for input by the public and interested parties and includes reviews and meetings by the Planning and Development Review Committee, Planning Commission, and the Flagler County Board of County Commissioners. The agreement will include our commitment to making certain improvements to existing resort amenities once County approvals have been achieved.

The Plan

The following information provides specific details about the new Lodge and additional improvements included in the plan:

Lobby

In the hopes of ultimately achieving approval of the improvement plan and as a show of good faith, Salamander has already committed to contributing up to \$400k towards a major lobby renovation with the Hammock Beach Club Condominium Association who will contribute up to \$300k. This joint effort is intended to elevate the existing lobby to a 5 star level through an imaginative design and fine quality furnishings and finishes. This project will be completed in 2014. Once the construction of

the new lodge begins the club will redesign the reception and concierge area at our expense to ensure that the guest arrival process operates more efficiently.

Enhancements and Expansions of Existing Amenities

Upon achieving County approval of the plan, Salamander will initiate the design and enhancement of the following amenities to take place in 2015.

- Major renovation of the spa, and expansion of the fitness center and aerobics room (pending association approval);
- Refurbishment of Delfinos restaurant and renovation of Loggerheads;
- Expansion of the Ocean Course Hammock House to create enclosed dining facilities in addition to the outdoor seating;

In addition to these improvements the Club will take over responsibility for the 16th Road landscaped maintenance, relieving the Ocean Hammock Property Home Owner's Association of this expense. All of these enhancements will take place in 2015, and are intended to address current physical deficiencies of important member and guest amenities and mitigate the impact of the construction phase.

Description of the New Lodge

Situated between the 18th green of the Ocean Course and 16th Road, the new Lodge has a peak roof height no higher than the existing Lodge and it is positioned no closer to the beach dune line and no closer to the 18th green than the existing Lodge. The new Lodge introduces many new benefits, including a priority member parking plan, which will be developed as a part of the overall architectural programming.

The low-rise lobby, which affords clear site lines and sweeping views of the Atlantic Ocean, leads to one of America's truly spectacular pool settings. The new multi-level pool is significantly larger than the current Lodge pool, and is programmed exclusively for Club members and Lodge guests who can enjoy chilled cocktails, creative poolside dining options, and an enhanced beach experience.

A dedicated Members Only club room elegantly appointed with a bar is just a few steps from the entrance to the lodge, where members can dine indoors and on the private terrace while enjoying beautiful poolside and ocean views. Members can opt for another private experience in the Hammock Sanctuary, a Members Only library and card room located near the golf pro shop.

The new oceanfront Atlantic Grille continues to capitalize on unmatched views of the Atlantic Ocean while providing a fun, sophisticated, yet relaxing atmosphere. The design captures the feel of the beach, while the outdoor dining terrace provides breathtaking views of both the ocean and the finishing hole of the Ocean Course. As has been our custom, special member pricing will always be offered.

The new golf facilities finally match the on-course experience designed by Jack Nicklaus. The Pro Shop delivers an upscale, welcoming environment; the staging area affords a luxurious beginning to a classic golf challenge, while inside, beautiful and spacious separate locker rooms await for both Club Members and guests. The new Lodge provides an impressive backdrop to the Ocean Course 18th hole that will enhance the anticipation of a great finishing hole.

The Lodge arrival is an inviting one story glass enclosed structure designed to provide unparalleled ocean views, and is balanced by North and South wings that offer stylish and spacious ocean view guest rooms (not timeshares) of 448 square feet, larger and newer than our Resort competitors. This gives the Club at Hammock Beach the competitive edge necessary to secure corporate group business. This group business will significantly elevate the occupancy and average rate of the one-bedroom condominium units, which have historically operated at less than 50% occupancy. The additional group business will keep business volumes at a constant level that supports multiple food and beverage outlet operations 5 - 7 days a week. It is also important to note that one of our primary objectives with the addition of the new Lodge is to increase golf play 7 days a week at the Conservatory Course making this spectacular clubhouse facility viable to operate on a regular basis. Another objective is to generate better group utilization of the Sundancer cruise boat, and thus increasing awareness of the Yacht Harbor community.

More New Amenities For Members

Once the new lodge opens, Members will enjoy new amenities that we would otherwise be unable to provide. Note that these improvements are planned with no assessment to our members:

- Luxurious 1800 square foot Member Only Club Room overlooking the Atlantic Ocean featuring an inviting bar and dining area, with elegant furnishings.
- New Member Only outdoor terrace with comfortable seating overlooking the pools and Atlantic Ocean.
- New private golf member locker rooms
- New Members Only card room located steps away from the 18th green featuring a cozy library design
- Continued protection of Member tee times and Tennis court times prior to and following the enhancements.
- New Atlantic Grille Restaurant and Bar designed to capture the relaxing and festive character of Hammock Beach, with a beautiful oceanfront dining terrace
- Spectacular multi-level oceanfront swimming pool complex featuring adult only pool for Members and lodge guests only
- New golf pro shop, golf staging area, and ocean view cart path to first tee

- Enhanced Club Member beach service experience at new Lodge facility beach area.
- Expansion of existing function space in the main building including a new 7,000 square foot Grande Ballroom and renovation of existing meeting space, to accommodate group guests and a growing Membership.

Operations During Construction

Salamander is developing a detailed plan to ensure that during construction of the new Lodge, we will maintain a quality dining and golf experience for our Members. All of the following aspects of our Members experience will be addressed in this plan:

- Enhanced restaurant and bar service while the Atlantic Grille is closed by renovating Delfinos and Loggerheads, and through the exciting addition of the new lobby Sushi Bar.
- Temporary Pro Shop, retail, golf staging, and locker room facilities
- Provide ample Member parking (minimizing effect to existing parking by construction)
- Spinning room relocation
- Community Center room relocation
- Construction project screening
- Temporary Fitness and Aerobics Rooms
- Regular project communication to Club Members and property Owners.

Please note that it is our intention to preserve the existing 9-hole putting course which will not be affected by new Lodge construction; it is anticipated that this amenity will remain open during construction.

Attachments

<https://www.dropbox.com/s/j018uc5d7fob3aa/Final%20HBR%20New%20Lodge%20Presnetation%20Revised%203.13.14.pptx>

Sincerely,

Prem Devadas
President
Salamander Hotels & Resorts

Tim Digby
General Manager
The Club at Hammock Beach

2014 Community Outreach Correspondence (Town Hall Presentation)



THE CLUB

HAMMOCK BEACHSM RESORT

Town Hall Meeting

April 5, 2014

Current Lodge



Current Lodge



Current Lodge





Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



PGA National Resort & spa



The Ritz-Carlton, Amelia Island

[Competition Accommodations](#)



Omni Amelia Island Plantation Resort



Marriott Sawgrass Resort & Spa



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The Ritz-Carlton, Amelia Island

[Competition Restaurants](#)

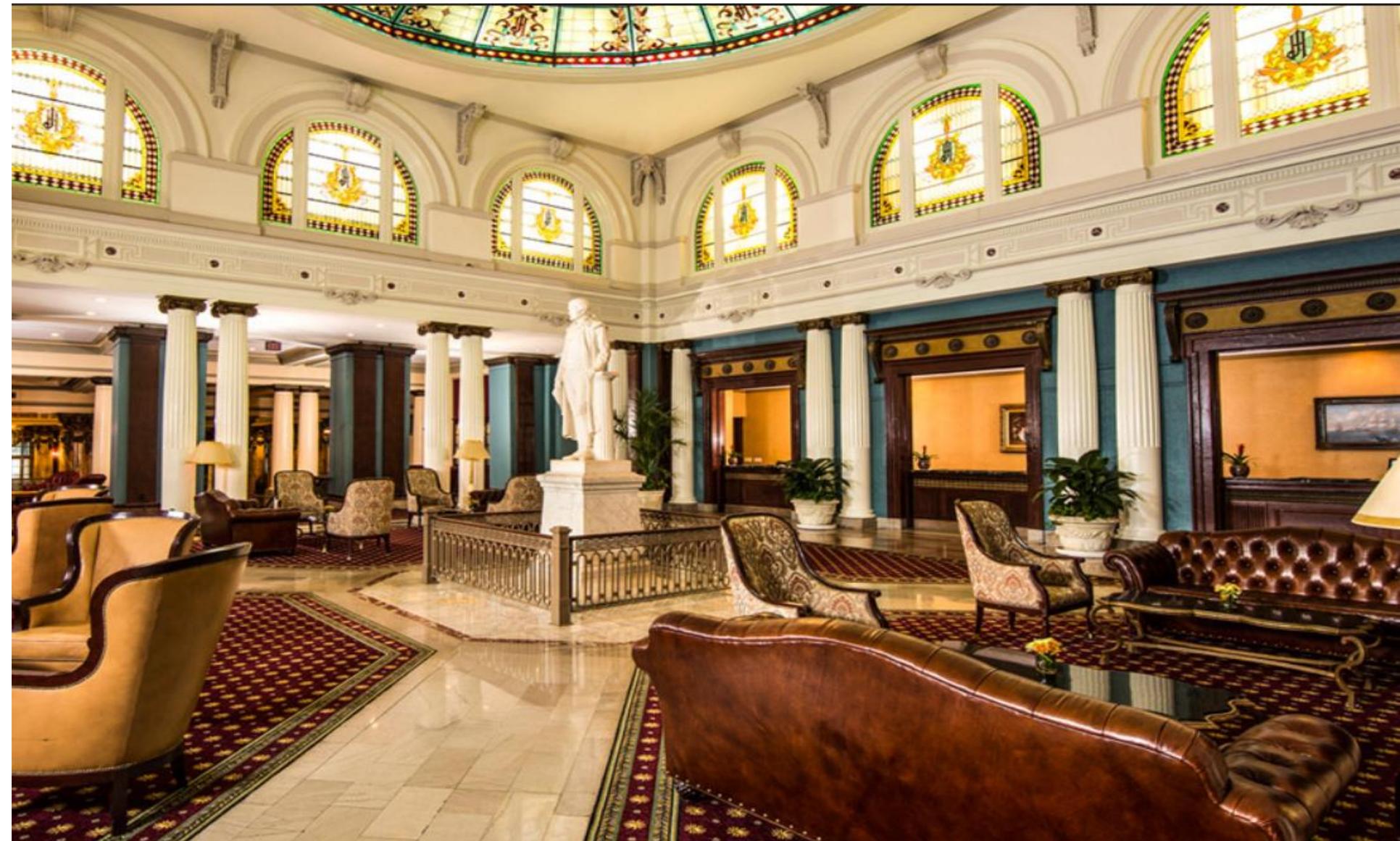


HBCCA Main Club Lobby

The Sanctuary
at Kiawah Island Golf Resort Charleston, SC



The Jefferson Hotel Richmond, VA



The Hermitage Hotel Nashville, TN



Salamander Resort & Spa Middleburg, VA



The Community Committee

John Bladel	Hammock Beach Club Advisory Board of Governors
Andi Covell	Hammock Beach Club Advisory Board of Governors
Mike Mauer	Hammock Beach Club At-Large Member
Jim Ulsamer	Hammock Beach Club At-Large Member
Paul Pershes	Ocean Hammock Property Owners Association
Sylvia Whitehouse	Hammock Beach Club Condominium Association
Jack Fretz	Hammock Beach Club Condominium Association
Steve Perrine	One Bedrooms at Hammock Beach Condominium Association
Sherry Crimmins	Ocean Towers at Hammock Beach Condominium Association
John Crimmins	Villas at Hammock Beach Condominium Association
Larry Jones	Harbor Village Marina Property Owners Association
Charlie DeMartin	Condos at Yacht Harbor Village Condominium Association
Patricia Maisenbacher	Conservatory Property Owners Association



THE CLUB
HAMMOCK BEACHSM RESORT

The Community Committee Meeting Dates

Thursday, February 13th

Thursday, February 27th

Thursday, March 6th



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HAMMOCK BEACHSM RESORT

Other Community Groups

- One Bedroom HOA Board of Directors
- Conservatory POA Board of Directors
- Yacht Harbor HVMPOA Board of Directors
 - Advisory Board of Governors
 - Golf Committee/ MGA/ WGA
- Dozens of individual Member/ Owner meetings.





PERSPECTIVE VIEW 1



NFC 2012

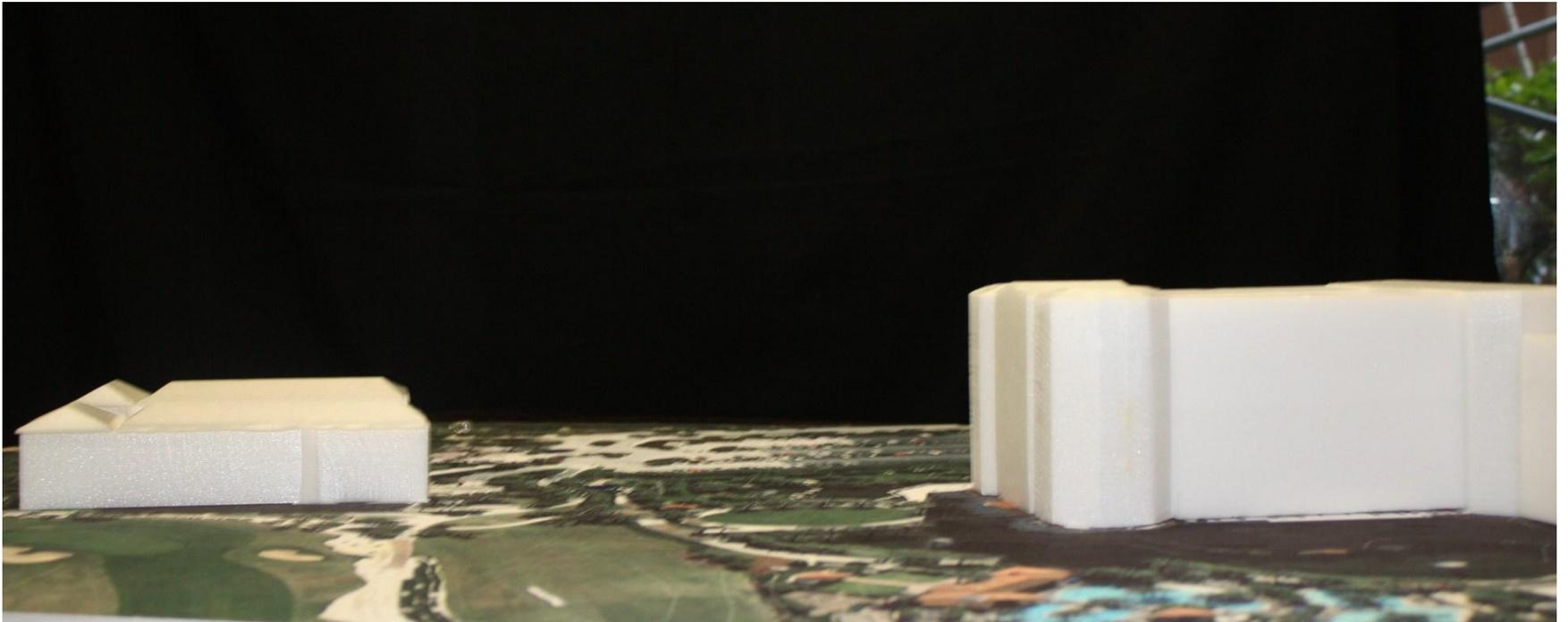
Scaled Massing Model- Existing "Big House" and New Lodge



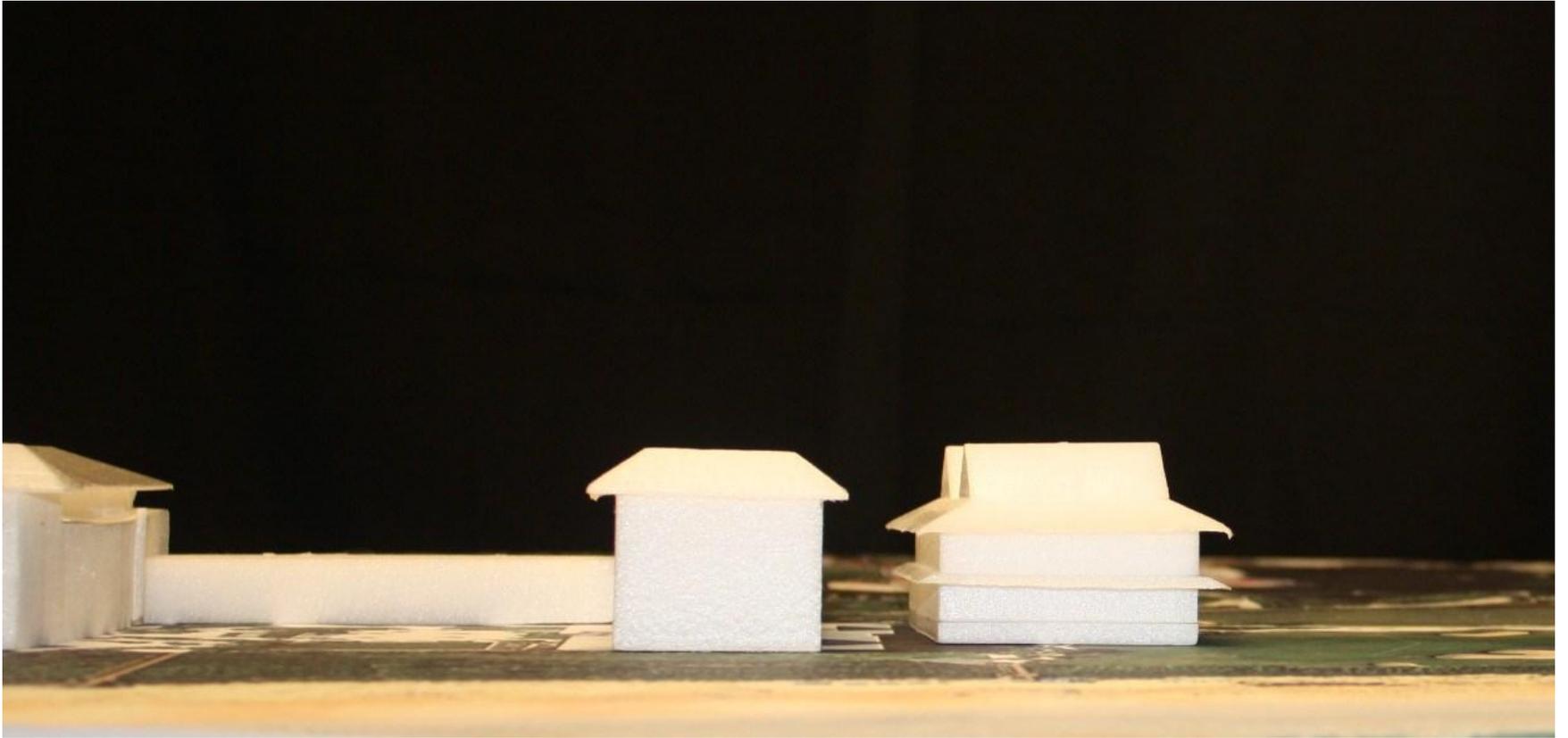
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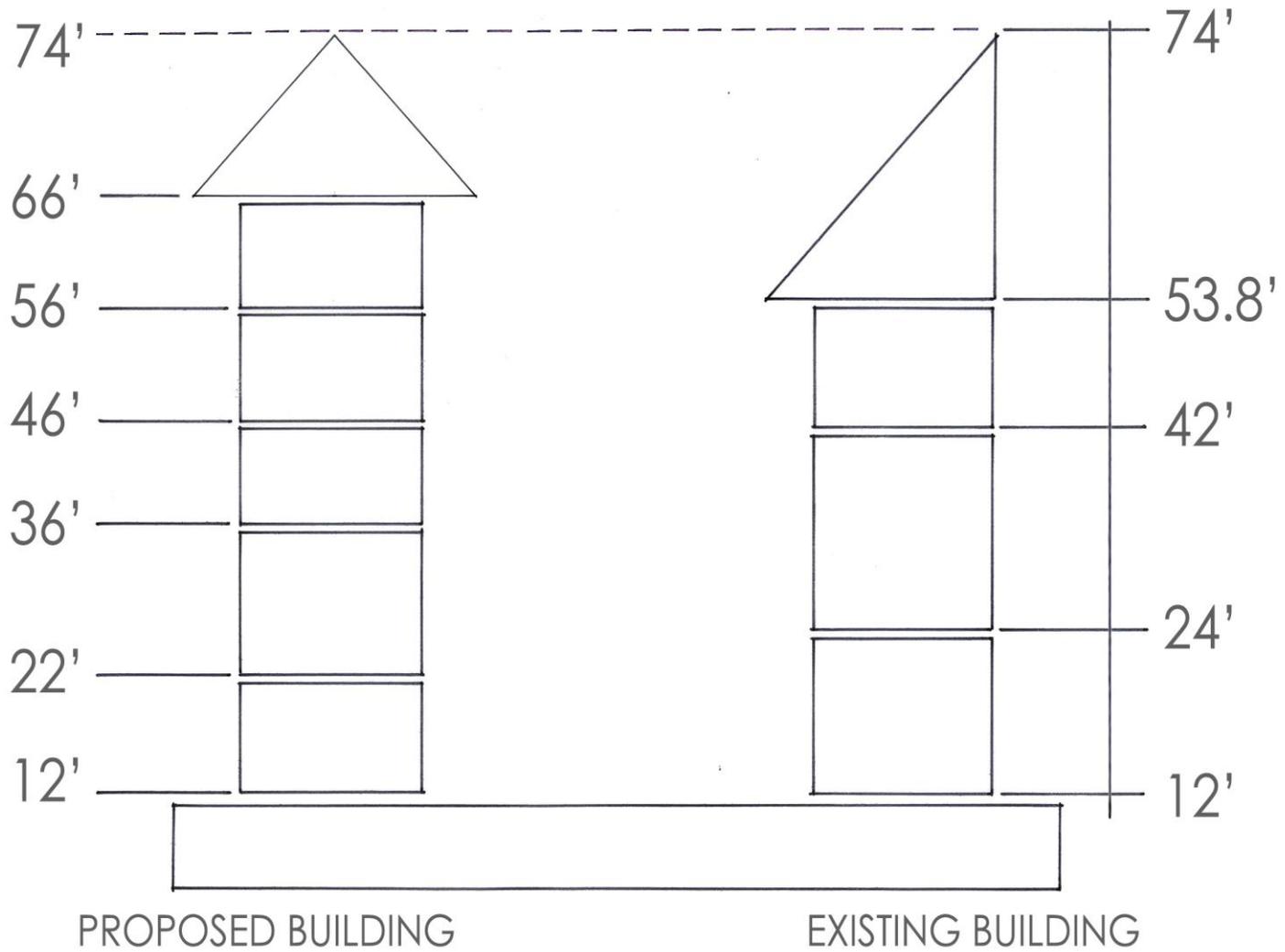


South Elevation



Lodge Building Width and Height Comparison





BUILDING SECTION DIAGRAM

Member Benefits Upon Achievement of County Approval

- Major renovation of the Spa
- Expansion of the Fitness Center and Aerobics Room (pending Association approval)
 - Relocation of Spinning Room
 - Refurbishment of Delfinos Restaurant
- Expansion of the Ocean Course Hammock House



Members will enjoy these amenities once the Lodge is complete:

Once the new lodge opens, Members will enjoy new amenities that we would otherwise be unable to provide. Note that these improvements are planned with no assessment to our members:

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- New private golf member locker rooms
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- Improved protection of Member tee times and Tennis court times prior to and following the enhancements.
- New Atlantic Grille Restaurant and Bar designed to capture the relaxing and festive character of Hammock Beach, with a beautiful oceanfront dining terrace
- Spectacular multi-level oceanfront swimming pool complex featuring adult only pool for Members and lodge guests only
- New golf pro shop, golf staging area, and ocean view cart path to first tee
- Enhanced Club Member beach service experience at new Lodge facility beach area.
- Renovation of Loggerheads.
- Expansion of existing function space in the main building including a new 7,000 square foot Grande Ballroom and renovation of existing meeting space, to accommodate group guests and a growing Membership.

Benefits of New Lodge Includes Increased Sales and Marketing Resources

2014

\$2.3 Million

First Year Marketing

\$3.7 Million



THE CLUB

HAMMOCK BEACHSM RESORT

Five Year Tax Summary Impact of New Lodge for Flagler County

Based upon projected revenues

<u>TAX SUMMARY</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Total</u>
Sales Tax 6%	1,002,848	1,196,406	1,354,127	1,378,758	1,444,568	6,376,707
County Sur-Tax 1%	167,141	199,401	225,688	229,793	240,761	1,062,784
County Occupancy Tax 4%	401,981	484,513	556,912	573,504	608,464	2,625,374
Telecom Tax 11.71%	941	1,067	1,171	1,201	1,230	5,610
Total	1,572,911	1,881,387	2,137,897	2,183,256	2,295,024	10,070,476



THE CLUB
HAMMOCK BEACHSM RESORT

Questions and Answers



THE CLUB
HAMMOCK BEACHSM RESORT



THE CLUB

HAMMOCK BEACHSM RESORT

Town Hall Meeting

April 5, 2014

Summary of 2014 Town Hall Polling

Straw Poll Supporting Proposed Lodge Concept

Community	Ballot Count	Percentage of Ballots	Total Units	Notes
Phase 1 - 3 & 4 BR Condos	47	11%	148	
Phase 2 - 1BR Condos	20	5%	127	
Phases 3 and 4 - Ocean Towers	50	12%	92	
Villas	42	10%	116	
Conservatory	6	1%	203	voting owners
Yacht Harbor	27	7%	292	condos & lots
Palm Coast Resort/Tidelands	10	2%	33	voting members
OH POA`	152	37%	1080	includes Cinnamon Beach
Total	354	85.92%	2091	

Straw Poll NOT Supporting Proposed Lodge Concept

Community	Ballot Count	Percentage of Ballots	Total Units	Notes
Phase 1 - 3 & 4 BR Condos	20	5%	148	
Phase 2 - 1BR Condos	7	2%	127	
Phase 3 - Ocean Towers	2	0%	92	
Villas	1	0%	116	
Conservatory	0	0%	203	
Yacht Harbor	0	0%	292	
Palm Coast Resort/Tidelands	0	0%	33	
OH POA`	28	7%	1080	
Total	58	14.08%	2091	