

Golf Course Relations & Transition Team Report

Federation Board Meeting
September 9, 2010
An Update

At the August Board meeting the Golf Team reported the likelihood of the SCC golf courses, including Kings Point golf courses, would sell. In fact that has occurred with Clublink Enterprises of Canada making the purchase. Clublink has released two documents regarding the purchase of the golf courses. They can be accessed on the KP-SCC WEB SITE under GOLF COURSE COMMUNICATIONS TAB. Clublink is assigning John Finlayson to oversee and manage the project in SCC. For the most part the existing staff will remain in their present positions during the transition. (John is unable to be here today but he will be at the Membership meeting on Sept 21.) Clublink has a good reputation as a customer center style of ownership and managing philosophy. The Golf Relations and Transition team has met with Clublink representatives a couple of times and early impressions are they will be a good partner. **Clublink management will be conducting a meeting in a few weeks giving golfers more information and details about memberships in the clubs.**

Now is the time for us to take an inventory of just where are we in Kings Point? The status quo has been significantly impacted by Clublink (and Minto) making a presence in Kings Point. Considering these changes what is the new reality for Kings Point residents and how do we function productively with our new partners. At the last meeting I talked at some length about the importance of keeping the golf courses viable and affordable. We need to be open minded about what it takes to make sure our community and our property values are sustained and improve over time.

First of all the largest **SINGLE** land owner in Kings Point is now Clublink the new owners of the golf course property. It is a new reality for us, and the second largest single landowner is probably Minto the third and fourth single largest landowners are the Master Association and the recreation facilities trust. Needless to say we have some new partners to deal with. Each of us as a unit owner owns property and collectively we together own significant real property within Kings Point. Each of the new corporate owners have a body of rights and accompanying responsibilities, as do each of us. This is going to lead to some new realities, adjustments in the way things are done in Kings Point. We either make the best of it or we act in a manner that retards community survival and growth. In the end we will all either succeed together or we will fail together. These latest changes will surely lead to some minor reconfiguring of the community structure. I suspect it will require unprecedented cooperation and adjustments in some operational procedures. It is not toxic rather it provides an opportunity to make some desirable changes in the community. I feel confident the vast

majority of our residents stand ready to do their part to assure we succeed, in fact our very existence and property values depend on it. The residents I have talked with are looking forward to an opportunity for some upgrading. What better way to adjust than to embrace the opportunity it can reinvigorate the community?

As quickly as the new land owners can get settled we will begin the process of talking about how we can work together on common goals. The four large stake holders along with residents must function with the common goal of a successful community where retirees want to purchase homes, live economically and enjoy retirement free of unnecessary complications and community conflict.

The golf relations transition team will be meeting with Clublink representatives to discuss what kind of actions and recommendations are needed to achieve common goals. Based on those discussions the Team will be formulating suggestions and recommendations needed for Board consideration.

The golf relations team has received some questions, forwarded to us, concerning items related to lakes, roads, security and few other topics. The team will begin reviewing the concerns and topics in order to formulate suggestions and recommendations for Board consideration. We must not overlook the Master Association is a key player in anything related to lakes, roads, signage, etc. The two new large land owners have a stake in anything we do and they have a body of rights and responsibilities as we do; nevertheless we need to be working together to sustain common services and making plans for the upkeep of property. It can be done and it is a priority for all stake holders. In the end we all have much to gain when homes are selling both resales and new homes.

Wayne Musholt, Team Leader
Reporting on Behalf of the Team