

## HORIZON VILLAGE UPGRADED AMENITIES

In summary, the Board of Directors of Horizon Village have looked and listened for what the next 10, 15, 20, and 25 years might possibly be like for our residents. To be able to increase the value of our community and to entertain the prospect of attracting wholesome residents that would provide a level of continuing care for the Cooperative, the time to make material improvements should be now.

Our upgraded amenities, all centrally located, would be a noticeable attraction for any prospective home buyer. The residents have dutifully paid into the Cooperative so that to upgrade and improve your facilities would not come in the form of an assessment or exorbitant fee. A review of the funding shows that approximately three hundred seventy-three thousand eight hundred seventy-five dollars has already been set aside in the reserves for the replacement or implementation of these amenities. A further look into Horizon Village's assets shows that our past Directors and Management have managed the funding of our reserves and contingency accounts skillfully. WITHOUT CAUSING ANY DURESS to our mandated, fully funded reserves or contingency accounts a review shows that a little over two million dollars could be spent on this project alone.

*THIS WOULD PROVE TO BE THE TIME TO UPGRADE THE AMENITIES AND INCREASE THE VALUE OF YOUR MEMBERSHIP.*

## HORIZON VILLAGE UPGRADED AMENITIES

2) The extended pool and seating area go hand in hand. Residents have asked for lap lanes for an increased exercise load and the style presented will accommodate just that. There is a spa area included for our aching joints and facilities would be included for proper hygienic care. Our Board had taken notice, during the dreaded pandemic lock-down, of the need for quite a few residents to escape the ho-hum existence. The escape culminated in a trip to simply enjoy the serenity of a sunset. As the amount of people increased and interacted, the prevailing thought became to include such a pleasant spot for our neighbors to gather. The Board naturally felt that an increased parking area would be beneficial for the pool and seating area. The collateral benefit is that parking for all the events and trips will now be accommodated without the hinderance of wet grass or depressions to stumble over.

3) Pickleball and the exercise facility are the two areas that our residents have gathered petitions for and asked the Board to consider. Previous Boards had agreed to the feasibility of these endeavors and dedicated funding in the budget, even though tabling the implementation until a later date. While the debate over pickleball noise rages on, Horizon Village has enough available space for two courts so an abundance of excessive noise should be a non-factor. Pickleball is a low impact sport that lends itself to helping older folks stay active. As we all are becoming aware, the more active one becomes – the better our overall health becomes. The exercise facility, if considered in the same vein of health as previously mentioned, becomes even more of a key factor if we are seeking longevity. Is that not why we moved here?



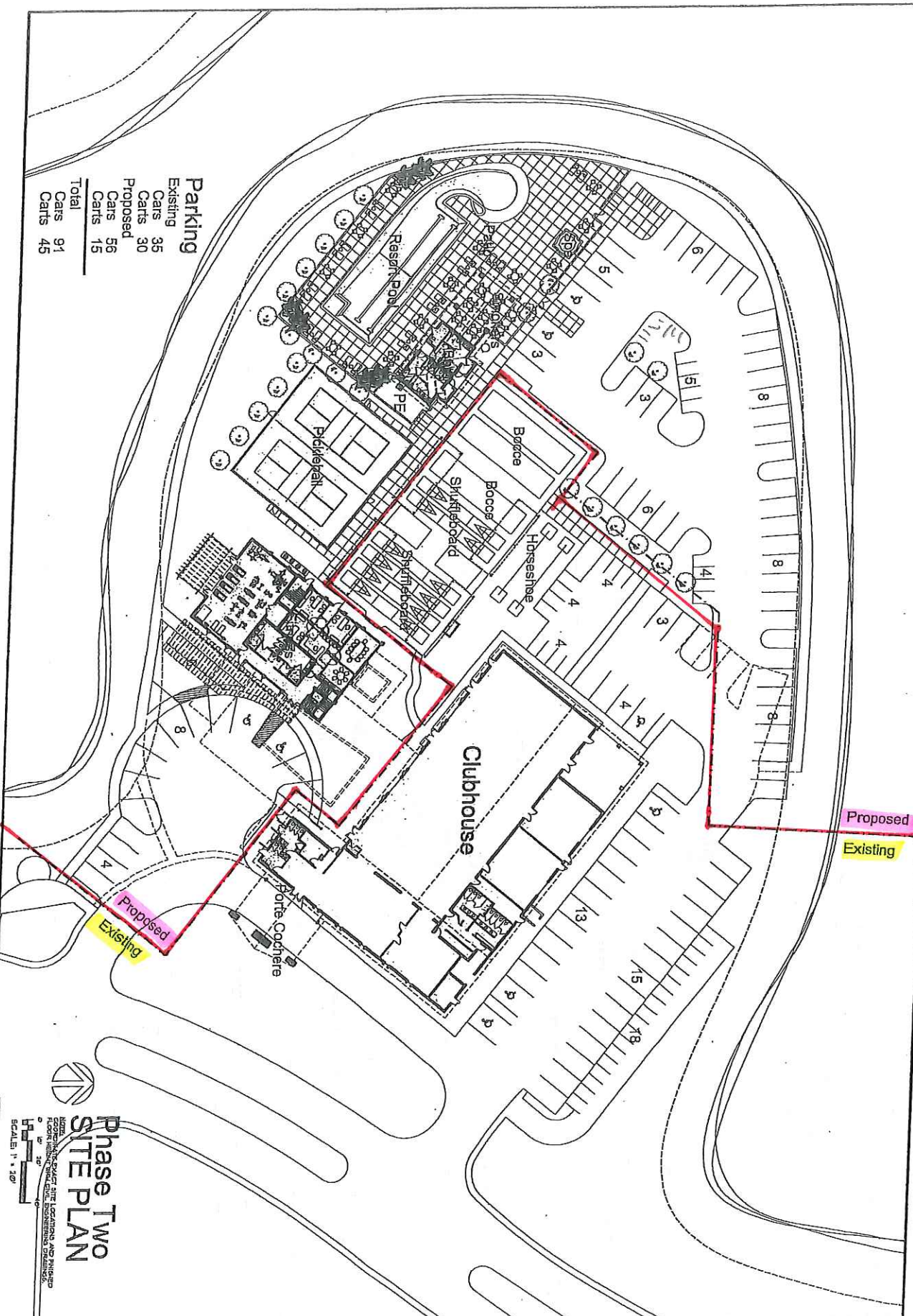
## HORIZON VILLAGE UPGRADED AMENITIES

4) The additional office and storage space in a two-story building: The present clubhouse lacks storage space – period. The association has just gone through upgrading the kitchen to be complying with County ordinances, the same could be said for the safety of the clubhouse as a whole. The storage space, which the clubhouse now offers, is overflowing with materials that every group claims is important. Once again, the materials which the groups within the community use are vital to maintaining an active, healthy lifestyle and that should not be denied. The area to the left and right of the stage, behind the doors, are full to the brim with items for various activities. The closets and racks are full, the VSA office just went through a cleaning blitz. The time to create additional space would be during the construction phase, not as an expensive afterthought two or three years down the road. By adding a second story, the current VSA space could be better utilized, and our social network could be relocated to a better location. The front office area in the new building would make a more accessible area for our management team to work out of. Everyone wishes to have access to park happenings, here would be the chance to receive that information. The current sales office is going through a revitalizing and uplifting process. They should have a clean and crisp area in which to better promote the Horizon Village lifestyle without the nonstop foot traffic and interference from the everyday happenings which the current footprint provides. New, prospective buyers deserve to be shown the utmost in courtesy and professionalism. If you would recall from your experiences at closing, it tends to become a little cramped. It is becoming increasingly apparent that our orientations should be more focused event. There is required information that should be shared without interruption.



**Parking**

Existing	Cars	35
Proposed	Cars	30
	Carts	56
	Carts	15
<b>Total</b>	<b>Cars</b>	<b>91</b>
	<b>Carts</b>	<b>45</b>

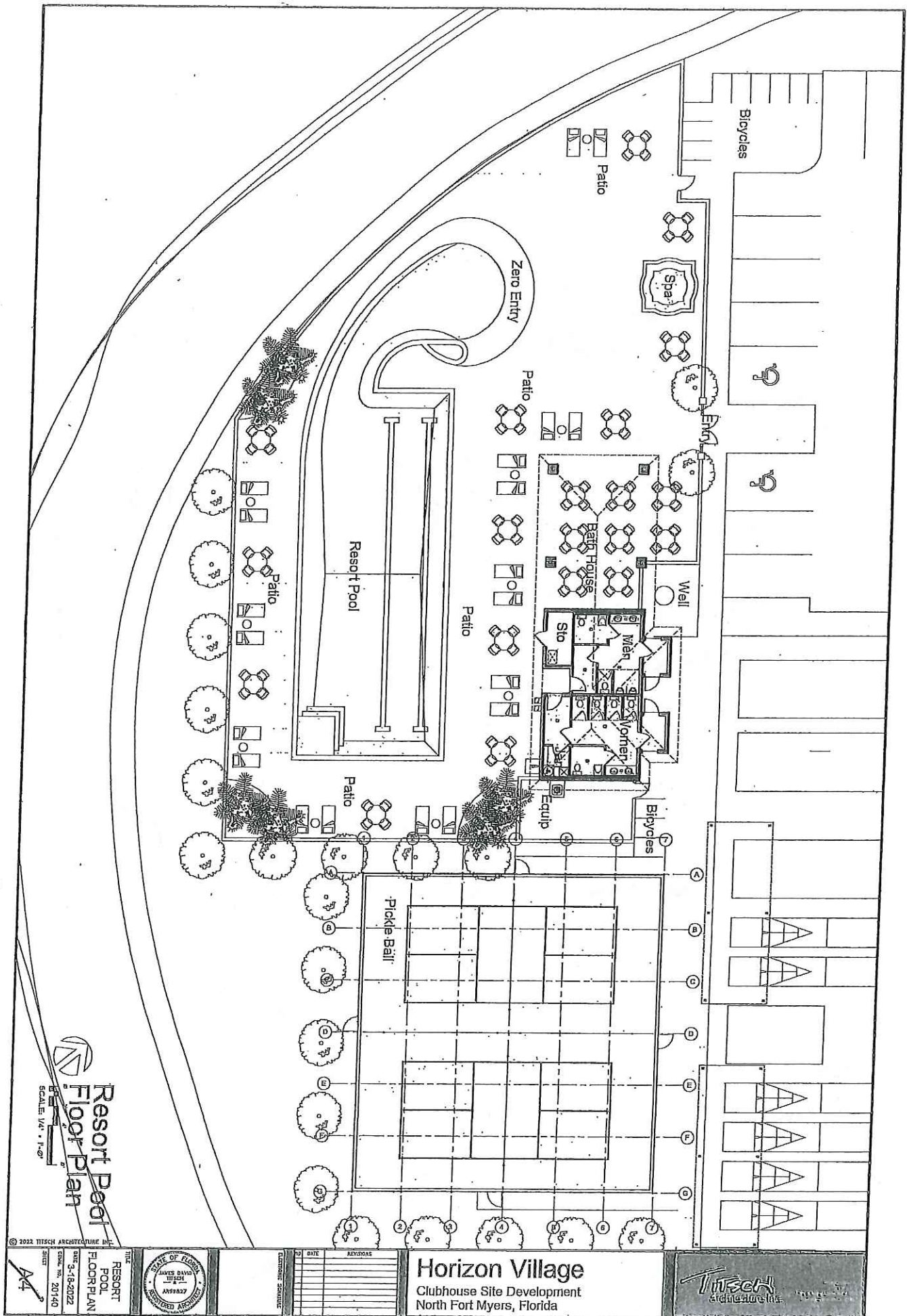


**Phase Two  
SITE PLAN**

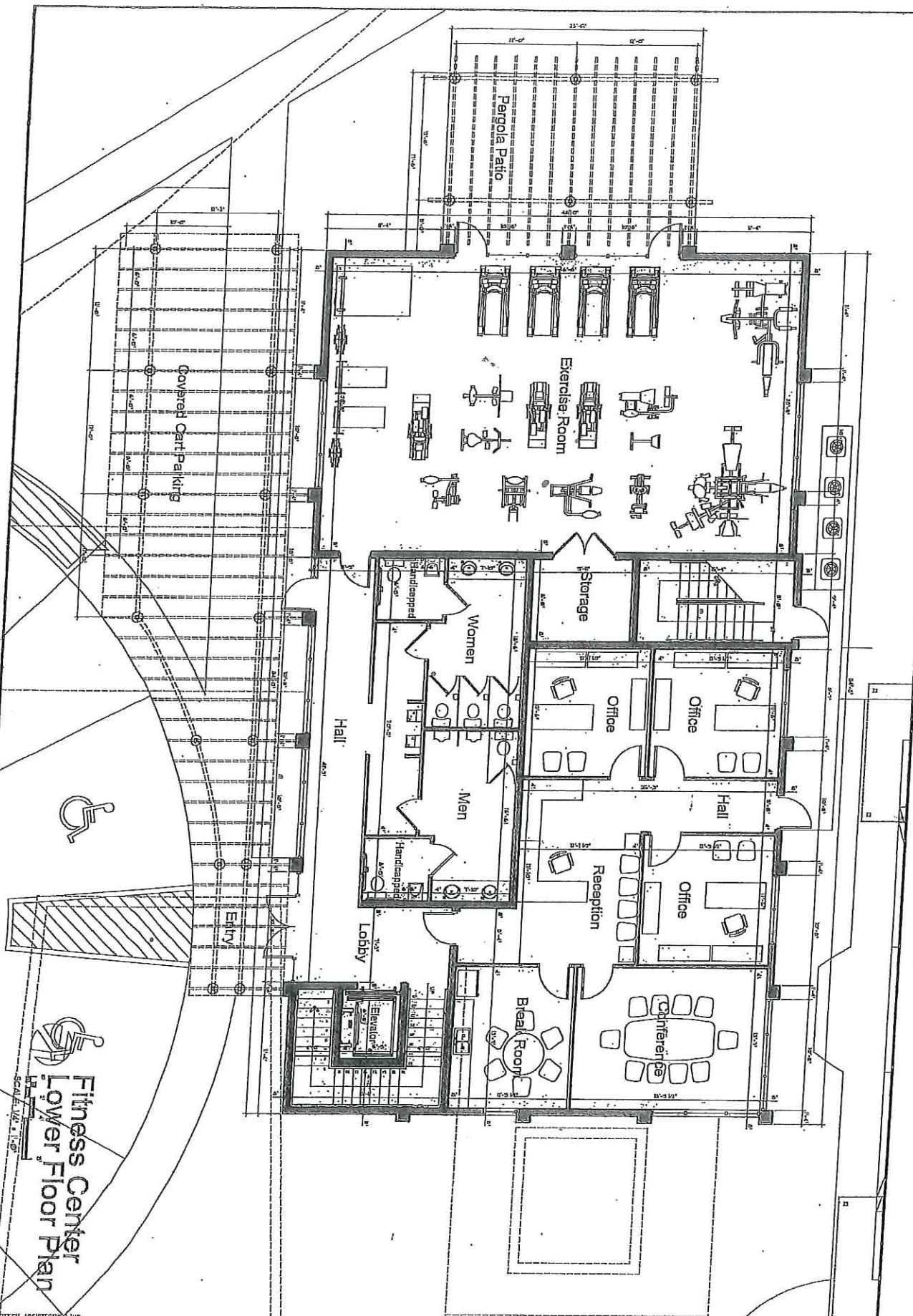
NOTES:  
1. BUILDING FOOTPRINT, POOL, AND PICKLEBALL COURT LOCATIONS AND FINISHED FLOOR LEVELS SHOWN. SEE SEPARATE SHEETS FOR DETAILS.  
2. SEE SEPARATE SHEETS FOR DETAILS.  
3. SEE SEPARATE SHEETS FOR DETAILS.

SCALE: 1" = 10'

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**Fitness Center  
Lower Floor Plan**

SCALE: 1/8" = 1'-0"

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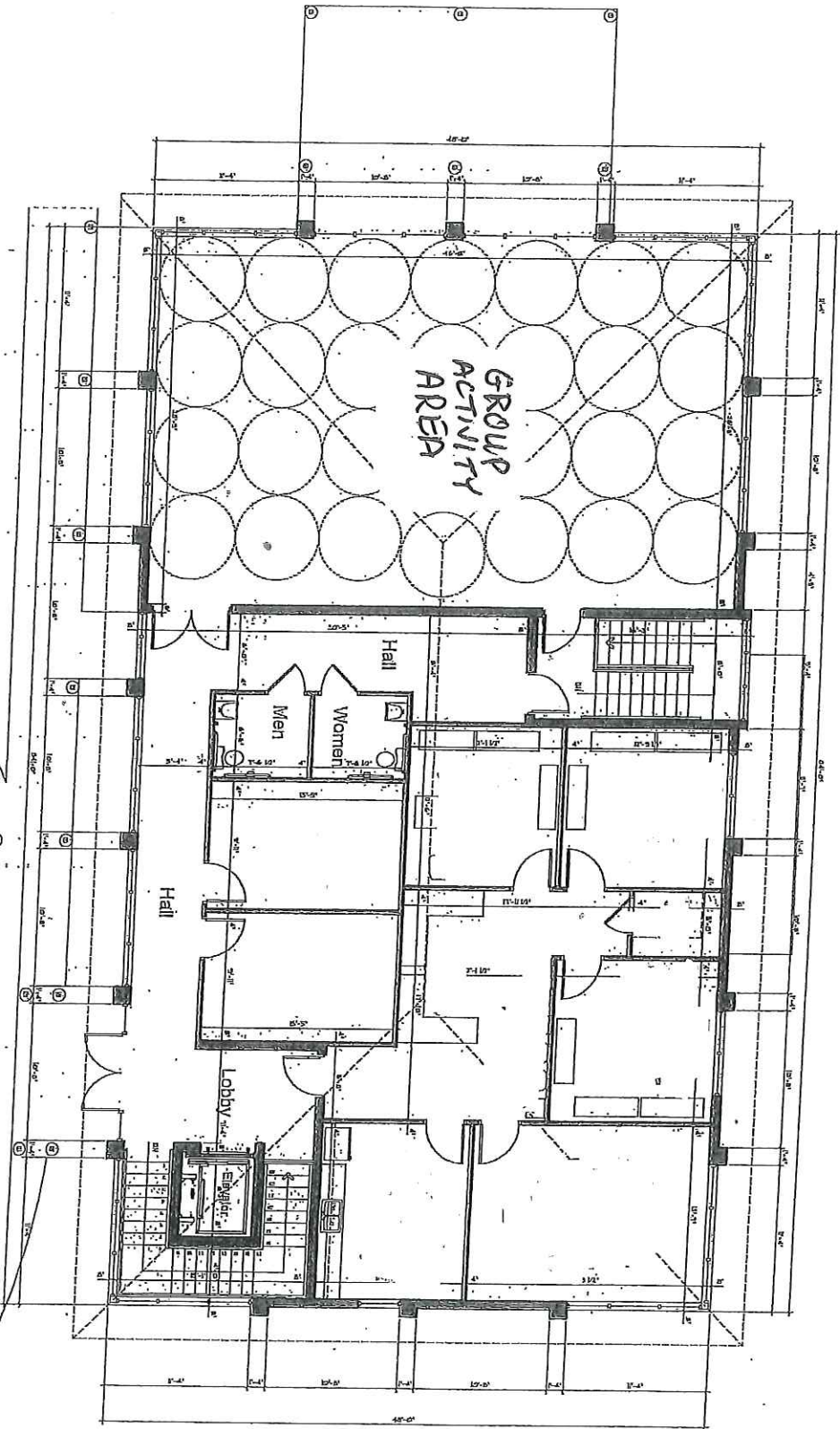
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**Horizon Village**  
Clubhouse Site Development  
North Fort Myers, Florida



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*Private office / storage space.*



**Fitness Center  
Upper Floor Plan**

SCALE: 1/4" = 1'-0"

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**Horizon Village**  
Clubhouse Site Development  
North Fort Myers, Florida



**FITNESS  
CENTER  
UPPER PLAN**

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