



Greenhaven Cabana
Club South

Building a Better Club – With Your Support

Exciting Changes in 2026

- Replastering
- Handrails
- Coping tiles
- Auto-fill
- Deck repair

Total Cost: \$65 – 70,000



What's Next?

Restroom Renovations!

Our restrooms have not been updated since they were built in 1970. Although they've served us well, they're showing clear signs of wear and no longer meet the standards we want for our members and guests.

It's time to make improvements.

This is about more than looks

This is about:

- Safety
- Comfort
- Cleanliness
- Inclusivity
- Sustainability
- ADA compliance



Restroom Renovation Estimated Timeline

Architectural
Design

Donated!

Spring 2026

Thank you
Cris Balesteri
and Tony Simoni!

Construction
Planning

~\$45,000

Fall 2026

Structural engineering,
mechanical, electrical, and
plumbing design and
documents; construction
estimating; permit coordination

Construction
Estimates

Spring 2027

Construction
Complete

\$???

Spring 2028

**We need your
support to make the
restroom renovation
happen**

Capital Improvement Fee

- \$100 per membership
- Each year for six years
- Beginning spring 2026
- In addition to membership dues

Purpose: To fund the planning phase and build reserves to fund the construction.

Our promises to you:

- Every dollar will go directly to the renovations.
- Every dollar will be meticulously accounted for.

Subject to future adjustments (with member approval) based on construction estimate.

Options Considered

- Continue building reserves
 - Would require significant dues increases and/or expanding the number of memberships sold
- Fundraising/Corporate sponsorships
 - Barrier: donations to a 501(c)(7) are not tax-deductible
- Borrowing against the property
 - Most banks do not have non-profit real estate lending programs
- Selling ownership shares in the club
 - Legal costs prohibitive



Options Selected

- Five-year construction loan
- Up to \$240,000
- 8 – 11% APR
- Capital Improvement Fee to cover construction planning and loan repayment



**The Capital
Improvement Fee
must be approved
by $2/3$ of the
members**



Annual Meeting

Please attend the Annual Membership Meeting and vote **YES** to approve the Capital Improvement Fee.

**Wednesday, October 8
6:00pm
Cabana Club clubhouse**



Submit a Proxy Form

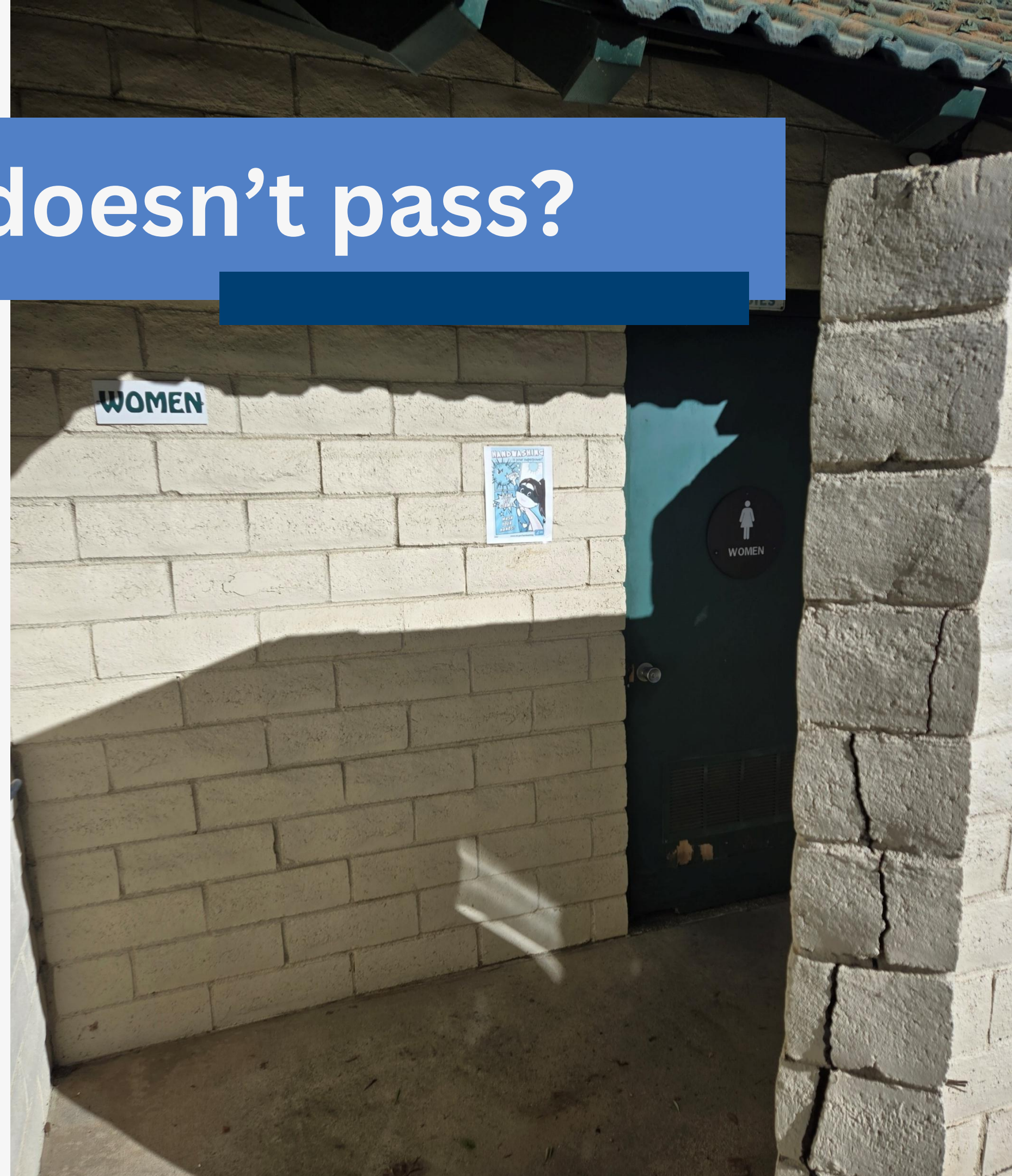
To designate someone to vote on your behalf



What if the proposal doesn't pass?

Without dedicated capital improvement funds, the planning and construction will be paid out of reserves, which will:

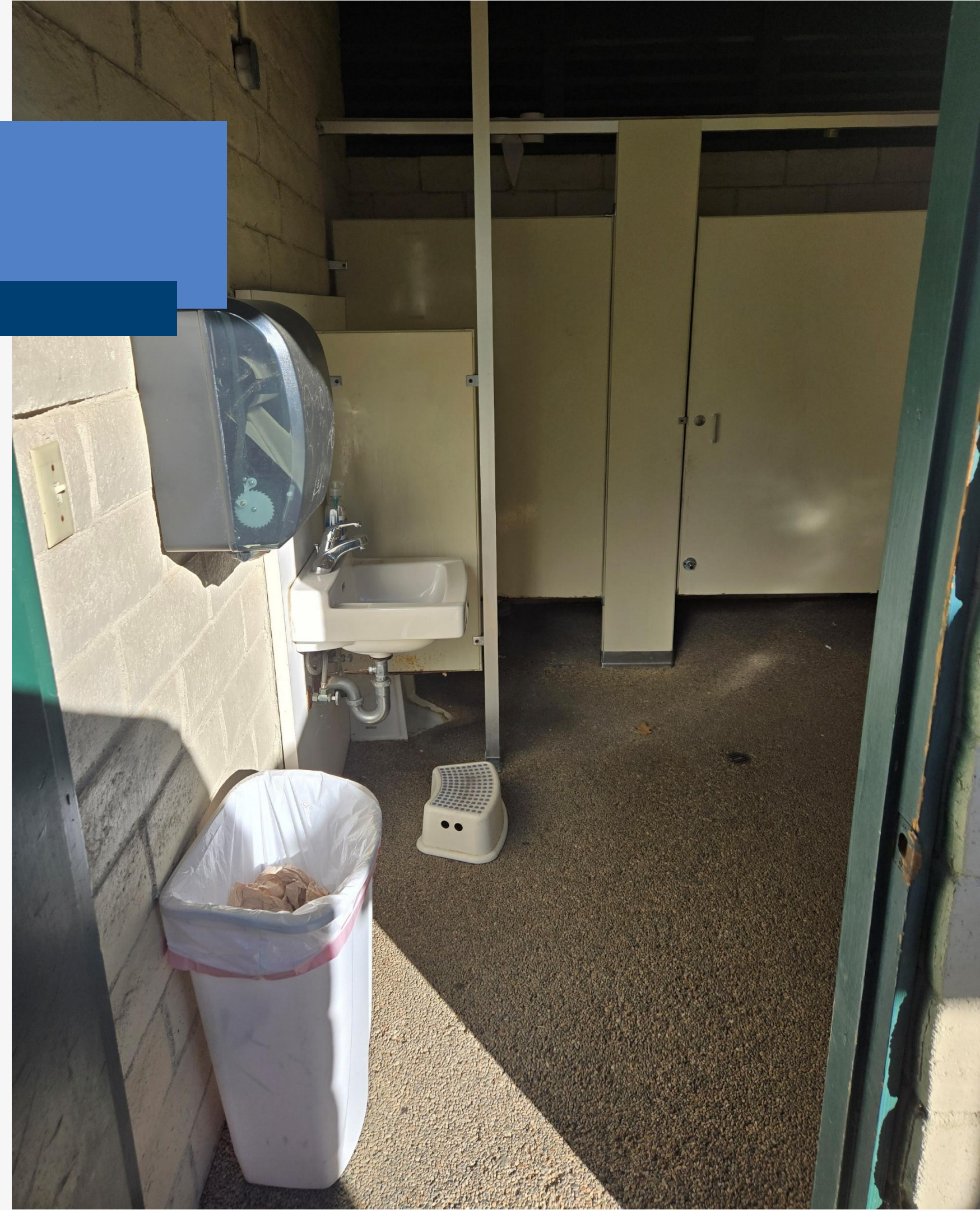
- Significantly delay the project (it will take a decade or more to build reserves)
- Likely require significant dues increases
- Cost more - Construction and material costs will increase over time



Member Questions

Did the Board consider...

- Raising the funds through merchandise sales?
 - We can't realistically raise enough money through merchandise sales
- A variable fee rather than a flat fee that applies to everyone?
 - Yes, but we decided one vote = one fee
- Freezing dues during the six-year period you are collecting the Capital Improvement Fee?
 - No. Dues fund operations, and we can't guarantee that operations costs won't increase



I'm in! How can I help?

The volunteers on the Board have done the work behind the scenes to get us to this point. Now we need the support of our members.



There are several things you can do to help us reach our goal:

1. If you plan to attend the annual meeting to vote, invite your friends who are members to come with you.
2. If you can't attend the annual meeting, submit your proxy form today to designate someone to vote for you.
3. Keep the conversation going! Tell your friends who are members how important this vote is and ask them to submit their proxy form.

Annual Membership Meeting

Wednesday, October 8, 2025 at 6:00 p.m.

**Your YES vote is an
investment in the
Club's future**

**Please submit
your proxy form
TODAY**

 cabanaclubsouth.com/proxy2025

Thank you!

