



## MARTIN'S LANDING FOUNDATION, INC.

### RIVER POOL FACILITIES RENOVATIONS

#### FAQ

1. **Q: Why do we need to renovate the River Pool Facilities?**

**A:** The River Pool is past due for the standard re-plastering and renovations. It is currently leaking in several locations due to structural concerns, resulting in excessive water bills. The water leaking from the pool is possibly causing further damage to the soil below and pool structure. The pool deck is sinking and in need of replacement. The asphalt and concrete in the area is due for normal replacement per the reserve study. There are several large potholes that continue to reopen and present a liability.

2. **Q: What is included in the scope of work?**

**A:** The pool structural repairs which includes the installation of 68 helical piers to stabilize the pool, replastering and tiling the pool, light fixture replacement, replacement of the pool deck and structural repairs which include the installation of 52 helical piers to stabilize the deck structure, repairing any damaged or old pool plumbing found under the pool deck, installing an autofill line on the pool to ensure appropriate water levels, reinstalling the diving board, new lifeguard stands, replacing drain covers in pool, installing a new channel drain behind diving board to prevent pooling, new pool furniture (any existing useable furniture will be transferred to another pool), replacing the pool fence (except for the area beneath pavilion), installing functional emergency gates on the pool fence, installing an additional gate inside pool area to prevent access to pool afterhours, repairing two footings on fence in pavilion area, replacing restroom partitions, painting restrooms, installing new restroom soap and paper dispensers, installing additional lighting in restrooms, repairing ceiling in restrooms, replacing all asphalt, replacing concrete roundabout with thicker 6" slab, and some landscape repairs.

3. **Q: What items are emergencies?**

**A:** The shallow end of the pool and pool deck are currently sinking. This has caused cracks throughout the structure of the pool and is causing water to leak at a rate of more than 2" per day. The structural repairs need to be completed. Once completed the pool needs to be replastered and have the normal maintenance items replaced. The pool should be replastered every 7-10 years. To complete the structural repairs, the pool fence will need to be partially removed. A new fence will need to be installed prior to re-opening the pool. It was recommended to complete the necessary repairs to the restrooms while the pool area is closed. This will prevent additional closures during the pool season. The asphalt and concrete are in need of replacement and were noted in the reserve study as being due for replacement this year.

4. **Q: When was the structural issue with the River Pool discovered?**  
**A:** The Pool Committee began to seek proposals for replastering in 2022. They were informed by the pool companies that they contacted that a structural engineer would need to be consulted to address possible structural concerns with the pool that were beginning to show. The River Pool Renovation Committee was formed in March 2023 and began working with a structural engineer to prepare a scope to repair the discovered structural concerns.
  
5. **Q: What has been done to try to repair the River Pool?**  
**A:** The Board has employed two separate leak detection companies to inspect the pool to complete any patch work that could be done to stop or slow the leak. Both companies advised that structural repairs and replastering were needed. The skimmers have been repaired as best as possible without replastering the pool. The leak detection companies made repairs to the pool seam and epoxied other cracks. The concrete deck has been patched to remove trip hazards and the back portion of the deck backfilled to add support.
  
6. **Q: Did the Board seek multiple bids?**  
**A:** The Board went out to bid with 6 different companies. Four companies returned apples-to-apples proposals for the project.
  
7. **Q: Can we relocate the pool?**  
**A:** The pool cannot be rebuilt at the river facilities, as the area is already built over the allowed amount of impervious surface and a pool would not be allowed that close to river again. There are no other locations inside of Martin's Landing that would work for a pool based on the required utilities and parking needs.
  
8. **Q: Can we decommission the pool?**  
**A:** There are costs associated with decommissioning and filling in a pool as well. Additionally, if we wanted to repurpose the area, we would most likely still need to complete the structural piers to install a concrete slab. This would also require a vote of the membership.
  
9. **Q: Can we use reserves to pay for this?**  
**A:** Paying for this project out of reserves would completely drain the reserves. The funds in reserves are allocated for upcoming reserve component replacement costs. Some of these upcoming projects include: dredging the lake and North Pond, maintenance for the spillway, seawall and dam, tennis court maintenance, parking lot repairs/replacement at North Pond, the Lake Pavilion and front parking lot, playground upgrades, and maintenance for the pathways and trails.
  
10. **Q: Can we get a loan to extend the special assessment payments?**  
**A:** Going to a bank to obtain a loan for the project would cause further delays in starting the project. This would prevent the pool from opening on time for the season. Interest rates are also currently high, which would result in each homeowner paying significantly more for the project.

11. Q: What type of vote is this?

A: Section 3.2.2 of the Declaration provides that special assessments in an amount less than or equal to the Maximum General Assessment may be voted on by the Association's Representatives. Since the Proposed Special Assessment is for an amount less than the Maximum General Assessment, the Board of Directors for the Association has determined that the vote on the Proposed Special Assessment will be by Representative.

Since this is a Vote By Representative, Owners are not entitled to cast their votes individually. This vote could be held purely by Representative without Owner involvement. Despite that, the Board has determined that it will permit Owners in good standing to attend the meeting in person for the purpose of casting an individual ballot as a courtesy to those who wish to do so. Proxies are not permitted for the purpose of this vote, as again, it is a Vote By Representative.

12. Q: When and how can I vote?

A: Homeowners in good standing can vote in person at the special membership meeting on Thursday, October 10th at the River Lodge between the hours of 9:30 a.m. and 7:30 p.m.

13. Q: Why do I have to vote in person?

A: Since this is a vote at a meeting, votes that are cast outside of the meeting cannot be accepted pursuant to Georgia law. Only ballots completed at the meeting may be accepted by the Association. Anything mailed to the Association purporting to be a ballot cannot be accepted nor can the Association utilize TownSq for the purpose of this vote.

14. Q: What if I am disabled and unable to attend the meeting in person?

A: Homeowners with a disability that prevents them from attending the meeting in person may contact management to discuss an accommodation. Please note that attendance at the meeting is not mandatory.

15. Q: How can I check if I am eligible to vote?

A: Owners that owe any amount to the Association that is past due by 30-days are ineligible to vote automatically. Owners can check their TownSq account or contact Homeside Properties to determine if they are in good standing.

16. Q: When will I be notified of the results?

A: After 7:30 p.m. on October 10<sup>th</sup>, the Representatives will cast their votes for any homeowners in good standing from their neighborhood that have not cast a vote. The results will be tabulated and will be published to the membership on TownSq the following day. You will also receive notification by mail if the special assessment passes.

17. Q: If approved, when is the special assessment due?

A: The assessment will be due in 6 monthly installments, per the below schedule.

1. \$97.70 – December 1, 2024
2. \$97.70 – January 1, 2025
3. \$97.70 – February 1, 2025
4. \$97.70 – March 1, 2025
5. \$97.70 – April 1, 2025
6. \$97.68 – May 1, 2025

18. Q: Can I pay the full amount?

A: Yes, you can pay the full amount on or before December 1<sup>st</sup>. You can also pay it off early at any time.

19. Q: What if I am experiencing a financial hardship?

A: If you are experiencing a financial hardship, please reach out to management to propose a payment plan for the Board to review.