

**ATTENTION BROOKS RESIDENT!
ACTION REQUESTED**



Dear Resident,

Introduction to Coconut Park

Located immediately west of the Commons Club at 9930 Coconut Road, the park currently includes an interactive fountain, playground, basketball court, picnic pavilions, fishing dock, restroom facility, walking paths and a large amount of open undeveloped area.

The park was purchased by the CDDs from the Commons Club for the purpose of providing a destination location which all Brook's residents could enjoy together. As the Brooks Community lacks the traditional governance of a Master Association serving the entire community, the CDDs are the only entities that in combination are in a position to provide community wide services without Club membership requirements.

Over the last couple of years, the CDDs have implemented several improvements to the existing park facilities including the replacement of certain playground equipment along with the installation of rubber matting and shade sails at the playground area.

New Facilities Contemplated

In evaluating options to develop additional facilities within the park, the CDDs have determined through both internal community communications/observations and external input from amenity industry providers, that the two most popular and highly utilized recreational facilities being developed within communities in Southwest Florida such as The Brooks, are Pickleball and Bocce Ball. The Coconut Park venue provides a perfect opportunity to provide these facilities while doing so in a central location that is available to all Brooks residents. These facilities not only provide valuable recreational/exercise benefits but also tremendous social opportunity.

The CDDs have secured a layout plan and pricing for the proposed development of these new facilities. The plan includes 3 Bocce Ball Courts to be located to the immediate west of the restrooms. They will be developed in a Clay Tech surface and will include score keepers, pavilions, brick pavers surrounding and under pavilions, bleacher seating and lights. There will be an initial development of 3 Pickleball Courts with an opportunity to develop 3 future courts immediately adjacent. The Pickleball Courts would be located to the far west end of the park (furthest point away from the existing facilities) and will include asphalt courts, canopies, brick pavers under canopies and bleacher seating. Miscellaneous improvements include relocating the basketball court further west and away from the planned location for the Bocce Ball Courts and walkways tying the new facilities into the existing walkways, which will serve to address ADA requirements while providing another phase of extending the fitness trail. Total capital cost for the facilities as outlined above are estimated at \$225K. If constructed the CDDs anticipate utilizing a portion of undesignated surplus funds within the General Operating Funds to pay for the initial construction of these facilities and would replenish those funds as current financing obligations roll off. This would be accomplished by continuing to keep annual assessment levels at their current rates. In short, there will not be an increase in assessments.

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In order to ensure efficient and effective daily operation of the new facilities, the Commons Club has offered their on-site resources to support the CDDs efforts. As a result there would be no cost to the CDDs (and its tax payers) for daily maintenance and oversight of the courts, including administration of a reservation program. Annual cost for periodic pressure washing, net replacements and surface refurbishment is anticipated to be approximately \$7K. It is anticipated that the CDDs would identify savings in other portions of their operating budget to offset this cost and therefore, do not anticipate any increase in the assessment levels for the annual operating cost of these new facilities.

Your Feedback is Requested

With regards to the aforementioned proposed plans, we would like to know if you see them as a favorable proposal for you personally and/or that of the Community. Additionally, as the CDDs continue to review their options for future development of the Coconut Park in a manner that provides community unity and serves the greater needs both recreationally and socially, we would like to hear your ideas,. Please take a couple of minutes and go to the following internet link <https://www.surveymonkey.com/s/CDD2014> and provide us your thoughts.

Also, please make sure you visit our website for more information regarding your CDD at www.brookscdds.net

