

Pro Shop – Café Addition

Attached is a drawing of our Pro Shop/Café along with a proposed addition. The addition is for a 21' x 36' that comes to 756 Sq. Ft. to accommodate a new "If Ida Room". Also, attached is a spreadsheet showing space usage for current and proposed. The current space problem is because of sharing the "If Ida Room" with the Pro Shop. I would like a dedicated Pro Shop to be able to increase the space for storage and club repair services. The display of merchandise could be done much better. One of the problems with our displays is not being able to put together sets like short and tops for increasing sales. Above those arguments, I need a private office space. It is difficult to try to do my office work with so many interruptions. From the stand point of the Leagues, they need their own private space.

I place the estimated maximum cost of this addition should be less than \$100,000 if completely accomplished by a contractor. The benefits to the HOA is the ability to remove the current office and counter of the Pro Shop. The extra space can be used by the Café which may include a bar to sell hard liquor. I think this could be a great income source for the Café.

I have no idea how much the liquor license would bring in, but I think it would be substantial. I know some of the golfer meet at other member's home for drinks after golf because of not selling hard liquor. I think that some that buy other drinks my buy hard liquor instead.