

November 2024

**Raintree Country Club
Semi Annual "State of the Business" Summary**

The following is a brief summary of the "State of the Business" for Raintree Country Club. It provides basic information regarding the Clubs past and future operations. The summary is for informational purposes only and is provided to help facilitate the semi-annual discussions between the Country Club and Raintree Property Owners Board. The following is the governing paragraph from the settlement agreement.

N. Representatives from both the Club and the RPOA will meet at a minimum semi-annually to discuss and address the current "State of Business" of both entities. The purpose of said meetings is to provide the opportunity for each party to discuss the Club's past and future operations, projects, capital improvements, marketing plans, membership status, or any other related topics of interest to the Parties;

I have created the following topics to organize the Club information.

Legal

Membership

Golf Course

Pool

Fitness Center

Main Building (Bar, Clubhouse and Banquet Center)

Restaurant

Legal

At our last summary we shared that we had an ongoing dispute within the court system regarding some property owners within sections 20-25. They had filed a motion stating we should have billed everyone prior to June 15th 2022 thus foregoing the over \$900 dues they had to pay. The court basically just ignored their motion after the hearing that was held. We began collections again for affected areas and also informed this group that they had until June 14, 2023 to get current and to be entitled to future credit per the settlement agreement. This group only consisted of just over a dozen property owners.

As of this writing, we have not closed on the old tennis court property. We are awaiting title company scheduling. Update: the closing occurred January 5, 2024.

Membership

As of this writing, we have approximately 1867 lots current with dues payments. The rest are in collections.

Golf Course

The amount of play for 2023 was consistent with 2022. We continue to make improvements to the course. The sand traps on hole #2 have been eliminated and the sand traps on hole #3 and #7 have been renovated. A new forward red tee box was built on holes #1 and #12. The white tee box on hole #12 was rebuilt to a new design.

The 2023 golf leagues consisted of a Tuesday Night Men's League with 16 teams, a Wednesday Night Ladies League with 9 teams and a Thursday Night Men's League with 20 teams. League sign up information for the upcoming year will be distributed in late January or early February.

Pool

The pool opens the Saturday of Memorial Day weekend and closes after Labor Day. The pool and pool area was remodeled and rebuilt the winter/spring of 2019.

Fitness Center

Fitness Center hours mirror that of the golf shop. The primary users are a Pilates class that conduct classes multiple times per week.

Main Building (Bar, Clubhouse and Banquet Center)

The bar is open every Friday night and is open every Tuesday and Thursday night during golf league which run from the first week of April through mid-September. The Clubhouse and Banquet Center are rented out to both members and non-members during the year. We had 38 events in 2023.

Restaurant

A multi-year lease has been agreed to that will provide a restaurant, bar and event space. Four Lakes Restaurant and Event Center will be the new tenants within our main building. The building has been subdivided and will now house this new entity along with Raintree Country Club. Four Lakes space consist of the restaurant dining room, kitchen, bar and banquet center with a legal address of 5925 Plantation Drive, Suite A. All areas outside of this will be Raintree Country Club. Update: the restaurant and bar opened in January 2024.