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VoW Clubhouse Furniture

From: **Corinne Picataggi** (corinnepicataggi@hotmail.com)

Sent: Tue 4/14/15 11:47 AM

To: [REDACTED]

[REDACTED] Thank you for volunteering to take the time to make furniture recommendations to the board. Included is the furniture replacement allocations made in our reserve study, with a note at the bottom. We are on track to replace 1/3 of the total allocation, as described in the note. Your budget is by item, and you can use the costs provided as a guide. Even though the reserve study has us replacing a third now, I think it would be helpful if you came up with a complete plan so we have that when making future decisions on the space. While specific items may change over time, it would give us an idea of configuration and colors, etc.

Also included is the usage analysis from 2014. I went through the calendar this week and tracked how the clubhouse was used. Please keep these numbers in mind as you think about configuration. I have had in mind that I would like to see one sofa, and more chairs to make conversation areas, but truly I'm open. It is important that we allow the space to be adapted by usage. I actually had to go to the clubhouse last year and tell people that they could not move the sofas outside when they were trying to make more room! If you don't mind, would you please reply to let me know that you received this? Good luck, and thank you! – Corinne.

2014 Usage:

Neighborhood Other: Clubs and other miscellaneous community groups (Garden, Bunco, Scrapbook, Book)

Private Parties: Paid rentals by residents for private functions

Scouts: Boy Scouts and Girl Scouts

Village Socials: Social gatherings limited to particular areas of the neighborhood

Neighborhood Meetings: Board meetings, committee meetings

| 2014 / Hours Used | Neighborhood Other | Private Parties | Scouts | Village Socials | Neighborhood Meetings |
|-------------------|--------------------|-----------------|--------|-----------------|-----------------------|
| January | 6 | 4 | 7 | 4 | 3 |

| | | | | | |
|----------------------|-----|-----|-----|----|----|
| February | 10 | 4 | 14 | 8 | 4 |
| March | 10 | 13 | 11 | 4 | 5 |
| April | 10 | 12 | 18 | 4 | 2 |
| May | 15 | 33 | 10 | 7 | 2 |
| June | 4 | 9 | 8 | 4 | |
| July | 11 | 10 | 4 | 4 | 2 |
| August | 9 | 20 | | 12 | 4 |
| September | 15 | 16 | 10 | 4 | 2 |
| October | 26 | 6 | 10 | 4 | |
| November | 20 | | 14 | 8 | 2 |
| December | 10 | 4 | 10 | 4 | |
| Annual Total: | 146 | 131 | 116 | 67 | 26 |

From Reserve Study:

DESCRIPTION OF COMPONENT:

- (1) Desk and Chair.....
- (3) 4' Dia. Wood and Iron Tables @ \$480.00.....
- (12) Iron chairs with Upholstered Seats @ \$240.00.....
- (1) 5' diameter Glass and Iron table.....
- (1) Wooden Bookcase.....
- (2) Iron Deco Painted Stools @ \$180.00.....
- (2) Wooden Bar Stools @ \$120.00.....
- (1) 3-Stack, Handpainted Decorative Table Set.....
- (2) Wood Rockers with Cane Back and Seat @ \$400.00.....
- (1) 3' Iron Settee.....
- (2) Upholstered Green Camel Back Sofas @ \$1,760.00.....
- (2) Iron and Glass Sofa Tables @ \$600.00.....
- (1) Iron and Glass Coffee Table.....
- (2) Upholstered Chairs @ \$875.00.....
- (2) Ceramic Lamps @ \$60.00.....
- (8) Framed Pieces (art) @ \$75.00.....

Total.....

Life expectancies can vary widely for furnishings, however at some point general replacement will likely occur as a way of redeco updating the clubhouse. The earliest failures will be in the upholstered and wood furniture. We have allotted funding for replacer furniture after 20 years, and 1/3 each at 5 and 10 years after that. (See cash flow study).