Lake Santee POA Long Range Planning Survey Results 2025



Community insights shaping future development plans

This information is for reference only. The living document can be found on the Lake Santee website (https://lake-santee.com).

Table of Content — Page

Amenities Review Committee	6
Nature Trail	6
Pickleball Court	6
Basketball	6
Miniature Golf Course	6
Amenities Maintenance and Service Life	7
Umbrellas	7
Dog Park	7
Survey/Member Interest Ongoing	7
Lake Association Comparison	8
Relevant Factors for Consideration	9
General Information	10
Security	10
Lake	11
Utilities	11
Recreation	12
Building	13
Staffing	13
Revenue Generating:	14
Increasing Fee for Multiple Owners	15
Building Fee – Private vs. Spec Homes	15
Grants	15
Non-member fees	15
Ongoing Survey	15
Additional Idea at Low cost	15
Physical Properties and Operation Review	16
Marina	16
Marina Store	16
Marina Services	19
Lakeview Wellness	19
Restaurant	22
Building Restrictions	25
Security	30
Road Paving	32
Lake Dredging	33
Finance Committee	34
Member Input	37
Pivot Table Based on Survey Responses	35-36
Survey Reponses Q2 – Q28	37-60

Introduction

The last Long Range Planning Committee report for the Lake Santee Property Owners Association (LSPOA) was issued in 2017. In 2025, the LSPOA Board of Directors decided to update the Long Range Plan. The committee received input from a membership survey, and comparisons and input based on other similar lake communities

The Long Range Planning Committee consisted of the following members and subcommittees:

- Nathan Walsman – Chair
- Steve Knight – Vice-Chair
- John Lecher – Lake Manager
- Membership Input
    - Ryan King - Subcommittee Chair
    - Mike Manlick
    - Lisa McPherson
- Lake Association Comparisons
    - Stephanie Schene – Subcommittee Chair
    - Jenni Hanna
    - Ana Hooten
- Revenue Generation
    - Carol Goodwin - Subcommittee Chair
    - Mike Manlick
    - Tom DePalma

Finance Committee

- Steve Yost - Subcommittee Chair
- Tony Adelman
- Craig Stilwell
- John Lecher

- Amenities Review
    - Deb Haboush - Subcommittee Chair
    - Brian Lakin
    - Angela Walterman
    - Jeff Griffin
    - Harlan Smith

- Physical Properties and Operational Review
    - Deb Foudray - Subcommittee Chair
    - Nancy Ranz
    - Chris Elmore
    - Maurie Goodwin
    - Mark Hirt

Committee Reports

Amenities Review Committee

This committee based its findings on member responses to an LSPOA amenities survey sorted by responder age group. There were a few items that were rated high or very low across the age groups. Some of the key items are listed below.

Nature Trail – Ranked high in the survey across all age groups. A potential area needs to be evaluated to see what else enhancements could be added. A gravel parking area was suggested.

Pickleball Court - Due to high demand, there are people waiting while others are playing. The committee suggests determining the amount of time people use the courts. It was suggested a sign-in sheet be used to gather more data to determine the number of people and time of usage.

An allowable session length was discussed, based on approximately 1.5 hours to complete. The committee recommends two-hour time slots.

A sign-in sheet in the office was suggested but could be difficult to use after hours.

Also suggested was an enhancement to the Lake Santee website allowing members to reserve a time slot in advance. A cost estimate would be necessary to update the website for such an enhancement.

Basketball - The committee considered relocating the basketball court to increase usage of the pickleball courts. It also noted that there is probably not adequate space to add pickleball courts in the current location. One suggestion is to relocate the basketball court near playground equipment west of the parking lot mailboxes. The basketball court could be located at that gravel site or a concrete slab installed. A cost estimate would be necessary to relocate the goals and install a concrete slab.

Miniature Golf Course - This amenity ranked high in the 51+ age group. Cost estimates for vendor installation and continued maintenance would be necessary for further consideration

Amenities Maintenance and Service Life - The committee stated that current amenities need to be documented for service life and maintenance scheduling, and recommends setting aside amount of funds to address existing amenities. No specific amount is recommended at this time.

Maintenance has recently updated the seesaw and water slide dock. The Women's Club purchased new swings for Main Beach in spring 2025.

Slides need to be replaced at both Main and East Beaches. The cost for a new slide is around $7k and the slides have a service life of 10 years.

Umbrellas - The survey ranking was high for more shade at the beaches. The committee has no suggestions on how to proceed with this item but stated that umbrellas may be a good opportunity for corporate sponsorship to assist with funding.

Dog Park – The majority of responding members showed no interest in a dog park. The committee will not further pursue this item.

Survey/Member Interest ongoing - The committee recommends the board consider including a Member Interest form in the new member welcome packet, at member orientation and/or when assessment statements are mailed in February each year. Responses could be tracked easily on a continuing spreadsheet by the LSPOA board or a volunteer.

Lake Comparison Committee

This committee was charged with creating a list of relevant factors for consideration and identifying similar lake communities in the Indiana and southwestern Ohio areas, then reporting findings to the Long-Term Planning Committee. Lake Santee is not included in these results.

It was difficult to compare communities due to the wide variance and few commonalities in management and organization. Data was recorded on a series of spreadsheets under the subheadings General Info, Security, Lake, Utilities, Recreation, Buildings and Staffing, which were submitted to the Long Range Planning Committee. Items of interest noted during data collection are listed below under respective subheadings.

Relevant Factors for Consideration

Number of lots
Number of members
Number of homes
Number of full-time residents
Number of part-time residents
Acreage of subdivision
Acreage of lake
Paved road mileage
Unpaved road mileage
Road ownership
Type of water system and ownership
Type of sewage system and ownership
Metered water, water/sewer billing
Lot available water fee & amount
Lot available sewer fee & amount
Deed restrictions / Fines & amounts
Annual assessments / Dues & amounts
Annual assessments / Dues & amounts
Onsite Security, full- & part-time
Gate / Entry / Key card entry systems
Road speed enforcement
Road speed enforcement
Lake dredging & dates
Lake weed growth, treatment & costs
Sediment control program and type
Fish stocking, species & frequency
Recreation director
Lifeguards
Year-round / Seasonal activity program
Committee / club events

Relevant Factors for Consideration (cont'd)

Onsite campground
Youth group
Swimming pool(s) & number
Docks on member property
Community docks rental
Marina
Marina gas available
Boat service available
Food/sundries available
Building code
Construction spec homes permitted
Building code violation fines
Onsite building inspector
Average number of home builds
Number of 2024 home builds
Building moratorium & time frame
Minimum new build square footage
Modular builds allowed
Mobile homes allowed

Hiking trail(s)
Walking trail(s)
Playground(s) and number
Fitness center
Tennis courts
Pickleball court(s)
Basketball court(s)
Community room
Outdoor performance area
# of lake managers
# of office managers
# of maintenance supervisors
# of yearly maintenance crew
# of seasonal maintenance crew
# of lifeguards
# of security people

General Info

Several have recently completed long-term planning projects.

The number of lots ranges from 1097 to 6613.

The number of members ranges from 500+ to 10,000+.

The number of homes ranges from 300+ to 3041.

Lake acreage ranges from 150 to 1500 acres.

Paved roads range from 9 to 28 miles, with no lakes reporting gravel roads.

Two lakes have roads under government control; the rest are controlled by the association.

Two lakes have no deed restrictions or fines.

Annual assessments vary from $250 to $2250. Some separate assessment fees into maintenance and major repair categories. Some have road assessments that will age out. Several charge initiation fees ranging from $1000-3000.

Fines typically range from $100-300.

Some charge renter fees.

Security

All but two lakes have on-site security; one contracts with local police/sheriff departments, the others only have gate guards. Two lakes have only part-time security.

Four lakes have gated security; an additional lake has gated security for beaches and facilities only. One lake uses key card entry; one uses RFID vehicle stickers.

Four lakes have speed enforcement, with one commenting “Yes, but not well.”

Lake

All but one lake use dredging, with the other stating it is reviewing plans now for "mechanical dredging." One dredged last in the 1990s, others dredge annually or have in the past 10 years. Several use sediment ponds and weirs.

Most stock fish once or twice a year with walleye, striped bass, crappie, catfish, small and largemouth bass, perch, pumpkinseed, sunfish, carp, red ear, and/or fathead minnows.

Most report no weed problems, and use chemicals for algae control, at an annual cost of $6,000 - 120,000. None report harvesting weeds.

Utilities

All but one lake has a water system; the other uses individual wells and septic systems.

Several lakes are served and billed by local water utility companies. One has a "co-op" water company. Only two have association-owned sewer systems, and these bill through their associations.

All but one lake charges an available water fee on all lots, but not necessarily an available sewer fee. All report metered water.

Recreation

None of the lakes have a recreation director.

One lake reports having lifeguards - this lake has three beaches, an indoor and an outdoor pool.

All lakes have committee / club events.

Only one lake has a youth group.

Four lakes have swimming pool(s), one also reported a splash pad.

Five of seven lakes reported onsite campgrounds, with some charging property owners for basic hookup (electricity and water) and tents, and full hookup (sewer, water, electricity). One also charges temporary and primitive campsites, with all fees due in advance or annually.

All but one lake allow docks on member property lots.

Seven responding lakes charge for community rental docks, charging $150-650, depending if rental is seasonal or annual.

Six lakes have a marina, with marine gas available at five. Three report food and sundries available, with one scheduling food trucks during the summer and at other events. All but one marina are operated by the lake association.

Boat service was reported onsite by half of the responding lakes.

Five lakes have hiking trails, six have walking trails, and all have at least one playground. No lakes reported having a fitness center.

One lake requires orange flags be displayed when any boat is stopped with swimmers or an overboard tuber or skier.

All but one lake have tennis and pickleball courts. All have basketball courts. One has baseball diamonds, a driving range and a community garden.

All but one lake have a community room, and all but two have outdoor performance areas.

Buildings

All but one lake have building codes. One lake has an architectural committee, which ensures size and acceptable appearance of new builds. Five of seven lakes allow construction of spec homes.

All lakes report fines for violations of building codes.

Four lakes have onsite building inspectors, with one having three on their Environmental Control committee.

Minimum square footage home requirements range from 600 to 1250 sq ft, with some variance for whether the build is on or off waterfront. One lake requires no more than three duplicate home designs.

One lake requires a building moratorium and vehicle weight restriction Jan. 1 - May 1, another has a moratorium of “six months.” One lake prohibits road cuts.

New home building permits were all reported at $500. One lake reported garage permits at $100. One lake charges $500 for a home building permit, an additional $500 refundable deposit and a $250 road impact fee.

The average number of annual home builds varies from 6 to 75, with one lake reporting that home building permits from 2018-2021 went from 107 to 163.

New builds in 2024 (as of the time data was collected) ranged from 2 to 81.

Half of the reporting lakes do not permit modular home construction. Only one lake allows mobile homes, and then only in a specific area.

Staffing

All but one lake have a lake manager.

Seven lakes reported having an office manager, with one lake having an additional two part time assistants. All but one lake has a maintenance manager.

One lake reported seven lifeguards during off-season and 14 seasonally.

Revenue Generating Committee

Following are the final recommendations and/or responses to items brought to this committee for consideration. The committee felt these items had the most merit, the best chances of success, and the most relevance.

Increase fees for multiple lot owners

Make an adjustment to the MLA structure as follows:

- Members having more than three personal lots, either contiguous or not, pay 20% per lot for any additional lots.
- Members having more than three business lots, either contiguous or not, pay 30% per lot for any additional loss.

This change would bring in approximately $50,000 additional annual revenue, and offset expenses for items such as general repair and upkeep of roads directly in front of the lots.

Members owning lots under a business name will not go through the expense of retitling a property as personal for the difference in percentage. Having property in a business name gives the business certain financial advantages that should outweigh the cost difference. If a member chooses to retitle the property from business to personal, then that is their choice.

There are 39 lots held in business names, according to the June 2024 directory. The largest holding is fourteen lots, followed by seven lots and five lots. One business has three lots, four businesses have two lots, and four businesses have one lot each. A contractor's report of two lots for possible spec homes is a fluid number. The rest of the businesses are not involved in spec homes.

Significantly increase new home building fees with spec homes paying double vs private home building

The committee suggests that an increase in building fees would not be a factor in deciding to build and would not be out of line to expect when building a home elsewhere.

Grants for various projects

Given the redirected and active 501(c)3 foundation in place that includes a focus on Lake Santee needs, the committee did not see a need to investigate this option.

Charge non-members a fee/donation to attend fireworks at Lake Santee

Given the probability that security personnel would not be available to stand at the gates to collect fees due to increased security demands on designated fireworks day(s), volunteers or hired help would be necessary. The question of how much this would net would need to be determined, as well as finding volunteers on a holiday weekend.

The committee is going to watch what happens with initial survey results regarding advertising on physical LSPOA property

While this was not on the committee's original list, it is included as a possible revenue generating source. Preliminary discussions have been held and the committee will deliver any relevant proposals as more information is available.

The following ideas could be attained with no or little cost outlay from the LSPOA.

Advertising space could be sold on the LSPOA website for businesses such as realtors, contractors, home/appliance repair companies etc. This may need to be limited to advertisers providing services that directly benefit members.

Approach cellular providers about using lake assets such as the water tower, Main Beach and/or East Beach to provide 5G service/local Wi-Fi for members. We understand this would also need approval from Lake Santee RWWD.

Physical Properties and Operational Review

Marina

Marina docks and seawalls need repair or replacement. Maintenance has been working to temporarily repair and note permanent future repairs/replacements.

Covered slips are now offered. Boat sales should come from LS Marine Services. Parking for vehicles and boats needs to be updated/cleaned up and expanded.

Marina Store

Residents want reliable, consistent access to essential grocery and convenience items, improved hours, and better communication. There is also strong support for credit card gas pumps, alcohol sales, and expanding food offerings, especially during peak summer times.

Survey results: 224 responses

86% use the store

14% don't use the store

25% use the store less than once a month

The store needs to be cleaned up, painted and new lighting installed. The exterior needs to be painted. Perishable items for sale have expired or are close to expiration. There is not enough stock. Hours have been an issue, especially on Sundays. Gas tanks have run out. There is a lack of needed products and too many other products not being sold. Pizza supplies and ingredients continually run out. It is recommended a new tenant be found.

Marina Store (cont'd)

Marina Store survey key Themes & Suggestions

1. Strong demand for basic staples and grocery essentials such as
   - Milk, eggs, bread, buns
   - Toilet paper, Red Bull, soda, snacks
   - Donuts, candy, ice cream (soft serve or machine)

   Frequent comments noted:
   - "If we trust you have these, we'll come"
   - "More like a convenience store, less like a thrift store"

2. Improved hours & reliability
   - Complaints about the store being closed during posted hours
   - Requests for longer/more consistent hours, especially
     After usual work hours
     Weekends
     Summer season
   - Suggestions for daily Facebook updates on hours and inventory

3. Enhanced offerings & convenience
   - Common requests
     Fountain drinks
     Fresh deli sandwiches
     Coffee shop or lattes
     Ice capacity increase
     More bait/live bait
     Pizza (previously available)
     Self-serve gas pump with credit card access after hours

Marina Store (cont'd)

4. Alcohol Sales & Licensing
   - Survey shows many would like
     Beer and wine carryout
     Liquor license
     Viewed as both convenient and a potential revenue boost
5. Facility & Inventory Concerns
   - Criticism of
     Lack of inventory or frequent stockouts
     Outdated or expired items
     Unappealing merchandise
   - Suggestions to rethink layout and restock with useful, quality items

6. Marketing & Visibility
   - Residents unaware of
     Store's name
     Coffee shop inside
     Available services
   - Suggestions include
     Better signage
     Listing in the newsletter
     More proactive communication

Marina Store (cont'd)

7. Other Suggestions

- Online/app-based ordering and delivery
- Support for donuts, carryout food, and boat supply items
- One comment had concerns over parking violation notices being given at the store. Clearer directions regarding available parking may be needed.

Lake Santee Marine Services

While some don't use the service, there's broad support for keeping and expanding it, particularly with services for boat lifts, small engines, and basic auto care. The community values the convenience and professionalism of the new management, and there is clear interest in additional offerings to meet everyday lake living needs.

Dave & Diane Armantrout were interviewed regarding their needs and the condition of the marine services building. Both stated their desire to stay long term. The only concern expressed was that members are unaware of all of the services they provide.

The building interior is in good shape for them. Office space is adequate and functional.

A carport is needed for winter wrapping and cleaning. It unfortunately must be out front, not off to the side where vehicles park. This would be a great help If something could be worked out in the future.

The washer and dryer are very old and need to be replaced. Flooring needs to be installed in the utility room, a minor cost.

Light fixtures, both LED and fluorescent, are not bright enough and need to be replaced for better working conditions.

Parking on the west side of the building needs gravel and 4x4s pinned to stop vehicles and boats from rolling forward into the building.

A new furnace was installed last winter and works well for the building size.

Exterior needs to be painted, and a new Suzuki sign is to be installed soon.

Lake Santee Marine Services (cont'd)

The new garage doors are very squeaky and slow. The company serviced them by simply oiling the rollers. The doors need to be adjusted, not just oiled. Lake maintenance is going to look at them.

Lake Santee Marine Services survey Popular Requests & Suggestions:

1. Boat-related Services
   - Boat lift services are in high demand
     Installation, repair, moving, cable replacement
   - Requests for
     Boat cleaning/detailing
     Winterizing services (already available and appreciated)
     Fuel with oil/gas mixture (offered in the past, now missed)
     Dock moving or repair services

2. Small Engine Services
   - Strong member interest in servicing for
     Lawn mowers and weed eaters
     Small engine repair
     Side-by-sides and golf carts

3. Automotive Services
   - Multiple requests for:
     Oil changes and basic car maintenance (brakes, filters, wipers)

Lake Santee Marine Services (cont'd)

4. Other Ideas
    - Certified mechanics for warranty and quality service
    - Boat dealership services
    - Car wash or cleaning for golf carts & side-by-sides
    - Mandatory off-site storage for boat trailers to improve aesthetics

Lakeview Wellness

While many support the idea of health and wellness offerings, there is clear demand for better communication, more inclusive scheduling, traditional gym access, and fair funding models. A smaller but vocal group remains opposed or disengaged, mainly due to confusion or concerns over cost-benefit.

Survey results: 223 responses

74% don't use

11% use less than once a month

45% no interest in using

The grounds are unkempt and need to be cleaned up. The exterior decks need to be repaired and painted.

Lakeview Wellness (cont'd)

Marina house Lakeview Wellness survey key themes & feedback

1. General Sentiment

- Mixed views overall

  Some residents support the Wellness Center concept and want more services.

  Others appear confused, disengaged, or opposed, especially regarding communication and funding

2. Positive Support & Suggestions

- Residents expressed interest in

  Traditional gym facilities (treadmills, ellipticals, weights, etc.)

  Group fitness classes (aerobics, full-body workouts, strength training)

  Wellness services

  - Chiropractic care
  - Physical therapy
  - Red light therapy
  - Mental health services / CPR or First Aid training
  - Blood pressure or general wellness checks
  - Special needs & elderly inclusion programs
  - Water aerobics or open swim times
- Suggestions made for membership-based gym access (monthly fees)

Lakeview Wellness (cont'd)

3. Common Concerns

- Lack of awareness or poor communication

  Many did not know the center or its services existed

  Announcements are often late or posted only on Facebook

- Suggestions made to include a full list of amenities in monthly newsletters
- Frustration with how the project was presented (e.g., "3-person reporting," unclear usage rules, limited hours)
- Access issues

  Services are typically held during the day—inaccessible to those who work

  Not inclusive to members with varying schedules (e.g., night/swing shifts)

- Fairness concerns

  Some believe only users should pay, not all members

  Others oppose continued spending or expansion of a service they don't use

4. Direct Opposition

A few strongly stated

The Wellness Center should not exist

It's an unnecessary expense

Prefer other priorities like the restaurant, pool, or infrastructure

Dislike "pay more to use what we already paid for"

5. Additional Suggestions

Mental health services (but asked to clarify if it includes therapists, insurance, etc.)

Natural/herbal therapy store

Request for more visibility, signage, and transparency

Restaurant/Hangout

Survey: 224 responses

Summer 92% use, 8% don't use

Winter 79% use, 21% don't use

The committee discussed the desire, function and viability of a restaurant located in the main building. It is the opinion of the committee that a restaurant is desired by the community and will be frequented. With only 8% of survey respondents stating they do not use the restaurant, current leaseholders need to be encouraged to step up, as well as the lake prepare to find a restaurateur that will offer a quality, varied menu with healthy options on a regular basis, including specials to increase patronage. The survey also revealed that there needs to be a better schedule and increased hours.

A meeting was held on December 17 with Sara Lauderbaugh (leaseholder of The Hangout), Mark Hirt and Deb Foudray. A plan was created to improve the functionality of the kitchen/layout, allowing the addition of healthier meal items and homemade foods to the current bar food offerings. The LSPOA and The Hangout need to work together as landlord and leaseholder to help provide a layout that results in wider food offerings and a more efficient kitchen.

At this time, the current footprint of the restaurant can be reworked to provide the kind of food and hours desired. It will be a minimal expense to repair and clean up the interior. An expansion utilizing the entire building could be a planned capital project, which would attract a higher-caliber restaurant that can afford to pay appropriate commercial rent, providing a destination restaurant frequented not only by members but the surrounding community who don't choose to drive 30 minutes to other restaurants.

Building restrictions

Survey Results: 140 responses (145 skipped)

17% answered no to Q22

Q22 Do you think there should be changes to current building rules and regulations? Please give us your thoughts. (Example: Square footage minimum)

Current Restriction #3

No residence shall have less than 900 sq. ft. of living space on the ground floor, or first floor, exclusive of porch area. All foundation & structural plans for any building or structure are subject to the approval of Lake Santee, Inc or its assigns. No porch, roof or projection of any building shall extend nearer than thirty (30) feet from any road right of way, nor nearer than ten (10) feet from the property line of any abutting property owner, nor within fifty (50) feet from the normal high water line of Lake Santee, except as may be shown on recorded plats.

New construction of smaller homes being built on slabs using lesser quality materials would devalue current homes.

While slab homes have their value, major concerns are the quality of materials being used, problems with foundation cracking and repairs, and the look of a smaller home subdivision is not appealing to many members. Some of these homes' siding has already rippled, and culverts are not adequate or have not been installed properly.

Setting minimum building standards is allowed per community restrictions. It is recommended that a building committee of knowledgeable experts and industry workmen be implemented to provide proper guidelines to protect property values and future member homeowners. Most members intentionally moved to a rural lake community and want to see it stay that way.

While new neighbors and the increase in lot revenue are welcome, the focus needs to be on current membership's investment, and community standards to ensure the lake responsibly grows in quality not just quantity.

The committee recommends the following change to Restriction #3

Restriction #3

*No residence shall have less than **1500** sq. ft. of living space on the ground floor, or first floor, exclusive of porch area **built on a crawl space or concrete/block basement foundation**. All foundation & structural plans for any building or structure are subject to the approval of Lake Santee, Inc or its assigns **based on minimum material standards**. No porch, roof or projection of any building shall extend nearer than thirty (30) feet from any road right of way, nor nearer than ten (10) feet from the property line of any abutting property owner, nor within fifty (50) feet from the normal high water line of Lake Santee, except as may be shown on recorded plats.*

Building Restrictions survey Key Themes

1. Minimum Square Footage for New Homes

- Strong support for raising the current 900 sq ft minimum.
- Common suggestions for new minimums:

  1,200 sq ft (frequently mentioned)

  1,400–1,600 sq ft

  Some suggested 1,700 sq ft or higher.
- Many believe larger homes will

  Increase property values

  Reduce tract home or cookie-cutter development

  Help maintain the lake's aesthetic quality

Building restrictions (cont'd)

2. Concerns About Spec Building / Builder Activity

- Repeated concerns about TK Constructors and similar companies building numerous small, identical homes
- Suggestions to limit or remove incentives for speculative development

  Require capital contribution fees (e.g., 1% of sale/build price)

  Restrict the number of homes per builder

  Prevent sales-driven developments that damage aesthetics and infrastructure

3. Outbuildings & Accessory Structures

- Survey indicates widespread support for allowing more flexibility

  More than one detached structure (e.g., garage + shed)

  Pole barns and barndominiums

  Allow detached garages without requiring attachment or breezeways

  Larger/taller garages allowed, especially for boat or RV storage
- Concerns that current rules are outdated and overly restrictive

4. Exterior Design Standards

- Many want to

  Prohibit or limit vinyl siding (especially in grey/blue)

  Allow metal roofing and siding

  Require landscaping plans and paved/concrete driveways
- Complaints about new homes looking cheap or "slapped together"
- Requests to establish an architectural review board

Building restrictions (cont'd)

5. Maintenance and Property Upkeep

- Requests for stricter enforcement of:

  Grass height / lawn care (e.g., mow every 3 weeks)

  Dock maintenance

  Neglected homes and cluttered yards

- Desire for updated rules requiring homeowners to maintain properties to a minimum standard

6. Other Notable Suggestions

- Allow:

  Treehouses for children

  Tent camping for limited durations

  Garage sizes equal to or larger than the home

  Storage buildings on vacant lots

  Detached structures on non-adjacent or across-the-road lots

  Solar panels and rooftop solar installations

- Revisit:

  Fencing rules (allow fences up to 5 ft not blocking lake views)

  Building hours (restrict work past 7 PM)

Building restrictions (cont'd)

7. Mixed or Opposing Views

- A minority of members want rules left as-is, citing:

  Satisfaction with current regulations

  Desire to avoid legal complications or unintended consequences

  Belief that change isn't necessary and opposition to increasing square footage minimums or easing building rules

Security

Security has become a higher priority with summers bringing more members and others to the beaches and marina. Gas theft continues to be a big topic of concern. Restricting access to our lake is a difficult endeavor, especially with the increase in construction vehicles.

Survey results echo what has been heard in community discussions and board meetings.

Should concentration be put on public areas such as beaches, marina, and entrances vs. truck patrols? Installing speed bumps would serve to reduce speed, taking some of that burden from security staff, allowing them to patrol areas of concern such as lake docks, bathrooms, beaches, entrances, marina (checking boats) and evening security.

Gates have been discussed with reservation, due to potential malfunction and issues with authorized access for vendors/service companies. Enforcement of the lake sticker would help identify members more quickly. Restricting commercial traffic to the front entrance for verification and gating the back entrance for member traffic should be considered.

For Main Beach access, an extension of the fence where it is possible to access the beach needs to be installed. A key card or code entrance gate would slow down trespassers, and security making rounds could oversee the Main Beach.

Increasing security staff with personnel interaction training, as well as some emergency response training, would be an improvement.

Planning for a more high-tech security system and cameras down the road at all LSPOA sites would deter thefts and vandalism.

Some members have expressed a desire to be informed of security-related incidents in detail. This could be done on the member portal/website in addition to the Smoke Signals “count.”

Security/cameras survey

Response Count by Location

Location	Mentions
North Entrance	54
Main Entrance	31
LSPOA-owned Docks (includes all boat slip rentals)	32
Beaches	29
None of the Above	96

Key Takeaways

North Entrance is the most frequently mentioned area needing attention or monitoring.

LSPOA docks, beaches, and the main entrance also received moderate support, suggesting a community desire for surveillance in these high-traffic or shared-use areas.

A significant number (96 responses) selected “None of the Above,” which could indicate:

- Satisfaction with current surveillance.
- Lack of knowledge or concern.
- Desire for alternative locations not listed.

Road Paving

The Long-Range Physical Properties Sub-Committee feels that before ANY further paving is done, the Board needs to have road paving/construction rules established that must be followed by everyone. There are 40-foot easements on all roads not just for the roads, but for utilities, water, sewer and electricity. One of the first things usually seen when roads are to be built or paved is that property boundaries are properly surveyed and marked, and underground utilities located. This helps solve future problems with road placement. Last year's paving of Itawamba Trail between W. Santee Drive and Blackfoot simply followed the existing gravel road, the direction and the width, without establishing if in fact the road was in the middle of the easement, or not on the easement at all.

Another main concern should have been the knowledge that several roads were paved last year by the owners on those roads funding the paving, costing approximately $4,000 per homeowner. It would be a thought, and probably a demand, from some of the 2024 road pavement homeowners that they should be reimbursed. Another concern with paying for the Itawamba paving via the POA is that many of the POA homeowners have voiced that they do not want to be assessed any added amount for the paving until other assessments such as the Marina and dredging are completed. This was voiced in the "Meet the Candidates" forum by members in attendance.

This committee disagrees with the board decision to approve the paving of Itawamba trail Between W. Santee Dr. and Black Foot for several reasons. The first should have been obvious to the members of the Board, as the question was about to be published in the Long-Range Planning Survey whether the POA should fund, or not fund, the pavement of roads here on Santee properties. Those survey results should have been a guide to making that important decision. Now the results of the survey are known - 51.98% of the responders felt paving more gravel roads was "not so important" and "not at all important." Paying for the roads to be paved with a special assessment for 10 years at $200.00 per year was very strongly a NO from 75.88% of responders.

Santee Drive is 20 feet wide, which the committee feels should be the minimum width of any future paved road in the subdivision of Lake Santee. The roads need to be built properly, meaning the construction should have proper underpinnings and edges, everything needed to make the road last. Some of last year's roads are not wide enough for two cars to pass one another. And quality is another issue, as some of the roads are already crumbling from heavy use.

There are several knowledgeable individuals who are full-time residents, such as Billy Ryle and Scott Gibbs, who could provide the names of people or companies who could

advise the board on paving issues. The paving contractors should know what is best or acceptable for further future paving.

Lake

2023: LSPOA dredged approximately 8,000 cubic yards of material from the lake at a total cost of about $200,000

2024: LSPOA dredged 19,040 cubic yards at a cost of $473,450, which equals roughly $24.57 per cubic yard

2024 - Homeowners paid 27.50 per yard ($2200 for an 80 yard load)

A substantial amount of material still needs to be removed from Fishing Cove. It is recommended that at least $125,000 be budgeted annually for dredging activities. Dredging should occur every 3-5 years until the target lake depth is achieved. Because Lake Santee is relatively shallow, dredging is more critical here than at deeper lakes. Shallow water increases the risk of bottom damage and shoreline erosion, particularly from larger boats with powerful engines that displace significant volumes of water. Boat size and engine type should be considered when addressing these concerns.

The lake's dam, now over 50 years old, requires ongoing contingency planning and funding. Annual reserves should be established to cover potential repairs to the dam or spillway, as well as emergencies such as fuel or chemical spills. A $500,000 reserve is recommended to address the potential liabilities associated with a dam breach. Protecting the dam and maintaining the water reservoir are essential to safeguarding Lake Santee's most valuable asset.

Finance Committee

The finance committee created a long-range financial forecast spreadsheet for planning purposes. The spreadsheet forecasts the needs for future expenditures for equipment replacement, grounds improvements, and lake needs. Below is a snapshot of the Excel sheet. It should be noted that this document will be continually revised based on needs and the snapshot.

Capital Reserve Forecast Plan 2025				Inflation Estimate:	3.00%				
				-of-Year RESERVE ACCT BALANCE:	$268,982	$93,754	$186,374	$156,295	$255,923
				RESERVE ASSESSMENT:	$128,100	$332,000	$341,960	$352,219	$362,785
Low Balance Occurs in Year:	2025			RESERVE SPENDING:	-$303,328	-$239,380	-$372,039	-$252,591	-$235,207
Estimated Low Balance:	$93,754			-of-Year RESERVE ACCT BALANCE:	$93,754	$186,374	$156,295	$255,923	$383,501
				FISCAL YEAR:	2025	2026	2027	2028	2029
Asset Description	Born-On-Date (year)	Life Expectancy (years)	Replacement Cost Estimate	Year of Replacement Cost Estimate	PLAN YEAR 1	PLAN YEAR 2	PLAN YEAR 3	PLAN YEAR 4	PLAN YEAR 5
2015 Rhino Bush Hog	2015	20	$9,000	2025					
2002 Dodge Ram 1500 4X4	2002	23	$94,000	2025	$94,000				
2000 John Deere 5210 Tractor	2000	30	$20,000	2025					
2006 Dodge Ram 3500 4X4	2006	25	$48,000	2025					
2022 Zero Turn Kabota 1211-3-6	2022	5	$20,000	2025			$21,218		
2017 Ram 1500 Crew Cab 4X4 - S	2021	5	$26,000	2025		$26,780			
2007 John Deere 5225 Tractor	2007	30	$30,000	2025					
2011 Bush Hog	2011	20	$3,500	2023					
2000 John Deere 7810 Tractor	2000	40	$168,000	2025					
2015 Grooming Mower Bush Ho	2015	15	$3,500	2025					
2013 Chevy Silverado 1500	2013	20	$43,000	2025					
2000 John Deere 6x4 DSL Gator	2000	27	$16,500	2025			$17,505		
2004 Jeep Wrangler/TJ Sport	2004	30	$13,000	2022					
2000 International 4900 Dump T	2000	40	$120,000	2025					
1980 Pontoon	1980	50	$4,000	2023					
2014 Snowplow for truck	2014	20	$5,000	2023					
2015 V Bed Sand Spreader (Stain	2015	15	$12,000	2023					
2017 Outboard for security boat	2017	15	$8,000	2023					
2017 Security boat	2017	15	$3,500	2023					
2015 Evinrude Outboard pontoo	2015	15	$6,000	2023					
1980 Road Conditioner	1980	50	$22,000	2023					
1969 John Deere 570 Road Grad	1969	60	$15,000	2023					$17,911
2005 6' tiller	2005	35	$4,500	2023					
2000 Snowplow for tractor	2000	40	$2,500	2023					
HVAC Office	2015	20	$10,000	2025					
HVAC Restaurant	2014	20	$19,000	2014					
AC Restaurant Kitchen	2024	20	$6,500	2024					
HVAC Marina Store	2017	20	$10,000	2025					
HVAC Marina Shop	2025	20	$3,500	2025	$3,500				
HVAC Marina Residence	2024	15	$10,000	2024					
Roof Maintenance Building-clear	1990	15	$12,500	2025					
Roof Main Shelter House	2019	20	$6,000	2025					
Roof Shelter House others	2011	20	$13,000	2025					
Roof E. Beach Shelter Houses	2009	20	$11,000	2025					$12,381
Roof Marina Residence	2021	20	$17,000	2025					
Roof Marina Pool	2021	20	$10,000	2025					
Roof Marina Shop-metal coating	1990	15	$6,500	2025					
Roof Security Building	2010	20	$4,500	2025					
Roof Office/Restaurant	2018	20	$16,125	2025					
Flooring Restaurant	2018	25	$11,000	2022					
Flooring Commuity Room	2022	25	$11,000	2022					
Sports Complex	2019	10	$68,000	2023					$81,196
Gas Pumps	1980	45	$61,795	2025	$61,795				
Gas Pump Piping	1980	45	$25,333	2025	$25,333				
Gas Tanks	1980	50		2025					
Paving - 2 miles Santee Drive	2023	5	$150,000	2023				$173,891	
Pavement sealing	2022	4	$24,000	2025		$24,720			
Chip Seal/Asphalt stone roads	2025	2	$40,000	2025	$40,000		$42,436		$45,020
Silt loan payment	2025	1	$78,700	2025	$78,700	$78,700	$78,700	$78,700	$78,700
Dredging	2002	30	$750,000	2025					
Marina seawall	1997	30	$200,000	2025			$212,180		
Spillway repair	1996	30	$106,000	2025		$109,180			

Capital Reserve Forecast Plan 2025			Inflation Estimate:						
					$19,655	$80,000?	$35,000		
			-of-Year RESERVE ACCT BALANCE:		$383,501	$564,073	$792,874	$227,291	$328,880
			RESERVE ASSESSMENT:		$373,669	$384,879	$396,425	$408,318	$420,568
Low Balance Occurs in Year:	2025		RESERVE SPENDING:		-$193,097	-$156,078	-$962,008	-$306,729	-$91,087
Estimated Low Balance:	$93,754		-of-Year RESERVE ACCT BALANCE:		$564,073	$792,874	$227,291	$328,880	$658,361
				FISCAL YEAR:	2030	2031	2032	2033	2034
Asset Description	Born-On-Date (year)	Life Expectancy (years)	Replacement Cost Estimate	Year of Replacement Cost Estimate	PLAN YEAR 6	PLAN YEAR 7	PLAN YEAR 8	PLAN YEAR 9	PLAN YEAR 10
2015 Rhino Bush Hog	2015	20	$9,000	2025					
2002 Dodge Ram 1500 4X4	2002	23	$94,000	2025					
2000 John Deere 5210 Tractor	2000	30	$20,000	2025	$23,185				
2006 Dodge Ram 3500 4X4	2006	25	$48,000	2025		$57,315			
2022 Zero Turn Kabota 1211-3-6	2022	5	$20,000	2025			$24,597		
2017 Ram 1500 Crew Cab 4X4 - S	2021	5	$26,000	2025		$31,045			
2007 John Deere 5225 Tractor	2007	30	$30,000	2025					
2011 Bush Hog	2011	20	$3,500	2023		$4,434			
2000 John Deere 7810 Tractor	2000	40	$168,000	2025					
2015 Grooming Mower Bush Ho	2015	15	$3,500	2025	$4,057				
2013 Chevy Silverado 1500	2013	20	$43,000	2025				$54,471	
2000 John Deere 6x4 DSL Gator	2000	27	$16,500	2025					
2004 Jeep Wrangler/TJ Sport	2004	30	$13,000	2022					$18,535
2000 International 4900 Dump T	2000	40	$120,000	2025					
1980 Pontoon	1980	50	$4,000	2023	$4,919				
2014 Snowplow for truck	2014	20	$5,000	2023					$6,921
2015 V Bed Sand Spreader (Stain	2015	15	$12,000	2023	$14,758				
2017 Outboard for security boat	2017	15	$8,000	2023			$10,438		
2017 Security boat	2017	15	$3,500	2023			$4,567		
2015 Evinrude Outboard pontoo	2015	15	$6,000	2023	$7,379				
1980 Road Conditioner	1980	50	$22,000	2023	$27,057				
1969 John Deere 570 Road Grad	1969	60	$15,000	2023					
2005 6' tiller	2005	35	$4,500	2023					
2000 Snowplow for tractor	2000	40	$2,500	2023					
HVAC Office	2015	20	$10,000	2025					
HVAC Restaurant	2014	20	$19,000	2014					$34,316
AC Restaurant Kitchen	2024	20	$6,500	2024					
HVAC Marina Store	2017	20	$10,000	2025					
HVAC Marina Shop	2025	20	$3,500	2025					
HVAC Marina Residence	2024	15	$10,000	2024					
Roof Maintenance Building-clea	1990	15	$12,500	2025					
Roof Main Shelter House	2019	20	$6,000	2025					
Roof Shelter House others	2011	20	$13,000	2025		$15,523			
Roof E. Beach Shelter Houses	2009	20	$11,000	2025					
Roof Marina Residence	2021	20	$17,000	2025					
Roof Marina Pool	2021	20	$10,000	2025					
Roof Marina Shop-metal coating	1990	15	$6,500	2025					
Roof Security Building	2010	20	$4,500	2025	$5,217				
Roof Office/Restaurant	2018	20	$16,125	2025					
Flooring Restaurant	2018	25	$11,000	2022					
Flooring Commuity Room	2022	25	$11,000	2022					
Sports Complex	2019	10	$68,000	2023					
Gas Pumps	1980	45	$61,795	2025					
Gas Pump Piping	1980	45	$25,333	2025					
Gas Tanks	1980	50		2025					
Paving - 2 miles Santee Drive	2023	5	$150,000	2023				$201,587	
Pavement sealing	2022	4	$24,000	2025	$27,823				$31,315
Chip Seal/Asphalt stone roads	2025	2	$40,000	2025		$47,762		$50,671	
Silt loan payment	2025	1	$78,700	2025	$78,700				
Dredging	2002	30	$750,000	2025			$922,405		
Marina seawall	1997	30	$200,000	2025					
Spillway repair	1996	30	$106,000	2025					

Capital Reserve Forecast Plan 2025			Inflation Estimate:						
			-of-Year RESERVE ACCT BALANCE:		$658,361	$986,720	$1,396,910	$1,713,900	$1,894,633
			RESERVE ASSESSMENT:		$433,185	$446,180	$459,566	$473,353	$487,553
Low Balance Occurs in Year:	2025		RESERVE SPENDING:		-$104,825	-$35,990	-$142,576	-$292,620	-$194,279
Estimated Low Balance:	$93,754		-of-Year RESERVE ACCT BALANCE:		$986,720	$1,396,910	$1,713,900	$1,894,633	$2,187,907
			FISCAL YEAR:		2035	2036	2037	2038	2039
Asset Description	Born-On-Date (*year*)	Life Expectancy (*years*)	Replacement Cost Estimate	Year of Replacement Cost Estimate	PLAN YEAR 11	PLAN YEAR 12	PLAN YEAR 13	PLAN YEAR 14	PLAN YEAR 15
2015 Rhino Bush Hog	2015	20	$9,000	2025	$12,095				
2002 Dodge Ram 1500 4X4	2002	23	$94,000	2025					
2000 John Deere 5210 Tractor	2000	30	$20,000	2025					
2006 Dodge Ram 3500 4X4	2006	25	$48,000	2025					
2022 Zero Turn Kabota 1211-3-6	2022	5	$20,000	2025			$28,515		
2017 Ram 1500 Crew Cab 4X4 - S	2021	5	$26,000	2025		$35,990			
2007 John Deere 5225 Tractor	2007	30	$30,000	2025			$42,773		
2011 Bush Hog	2011	20	$3,500	2023					
2000 John Deere 7810 Tractor	2000	40	$168,000	2025					
2015 Grooming Mower Bush Ho	2015	15	$3,500	2025					
2013 Chevy Silverado 1500	2013	20	$43,000	2025					
2000 John Deere 6x4 DSL Gator	2000	27	$16,500	2025					
2004 Jeep Wrangler/TJ Sport	2004	30	$13,000	2022					
2000 International 4900 Dump T	2000	40	$120,000	2025					
1980 Pontoon	1980	50	$4,000	2023					
2014 Snowplow for truck	2014	20	$5,000	2023					
2015 V Bed Sand Spreader (Stair	2015	15	$12,000	2023					
2017 Outboard for security boat	2017	15	$8,000	2023					
2017 Security boat	2017	15	$3,500	2023					
2015 Evinrude Outboard pontoo	2015	15	$6,000	2023					
1980 Road Conditioner	1980	50	$22,000	2023					
1969 John Deere 570 Road Grad	1969	60	$15,000	2023					
2005 6' tiller	2005	35	$4,500	2023					
2000 Snowplow for tractor	2000	40	$2,500	2023					
HVAC Office	2015	20	$10,000	2025	$13,439				
HVAC Restaurant	2014	20	$19,000	2014					
AC Restaurant Kitchen	2024	20	$6,500	2024					
HVAC Marina Store	2017	20	$10,000	2025			$14,258		
HVAC Marina Shop	2025	20	$3,500	2025					
HVAC Marina Residence	2024	15	$10,000	2024					$15,580
Roof Maintenance Building-clea	1990	15	$12,500	2025	$16,799				
Roof Main Shelter House	2019	20	$6,000	2025					$9,076
Roof Shelter House others	2011	20	$13,000	2025					
Roof E. Beach Shelter Houses	2009	20	$11,000	2025					
Roof Marina Residence	2021	20	$17,000	2025					
Roof Marina Pool	2021	20	$10,000	2025					
Roof Marina Shop-metal coating	1990	15	$6,500	2025	$8,735				
Roof Security Building	2010	20	$4,500	2025					
Roof Office/Restaurant	2018	20	$16,125	2025				$23,680	
Flooring Restaurant	2018	25	$11,000	2022					
Flooring Commuity Room	2022	25	$11,000	2022					
Sports Complex	2019	10	$68,000	2023					$109,120
Gas Pumps	1980	45	$61,795	2025					
Gas Pump Piping	1980	45	$25,333	2025					
Gas Tanks	1980	50		2025					
Paving - 2 miles Santee Drive	2023	5	$150,000	2023				$233,695	
Pavement sealing	2022	4	$24,000	2025				$35,245	
Chip Seal/Asphalt stone roads	2025	2	$40,000	2025	$53,757		$57,030		$60,504
Silt loan payment	2025	1	$78,700	2025					
Dredging	2002	30	$750,000	2025					
Marina seawall	1997	30	$200,000	2025					
Spillway repair	1996	30	$106,000	2025					

Membership Input

Pivot Tables Based On Survey Responses

Question 2: Age		
Answer Choices	Responses	
18-35	8.08%	21
36-50	16.92%	44
51 +	75.0%	195
	Answered	260
	Skipped	25

Q3 # Immediate family members?		
1	8.71%	23
2	49.6%	131
3	4.92%	13
4	14.02%	37
5	12.12%	32
6	3.79%	10
7+	6.82%	18
	Answered	264
	Skipped	21

Q5 Years with association?		
1-5 Years	29.39%	77
6-10 Years	22.90%	60
10 Years +	47.7%	125
	Answered	262
	Skipped	23

Q6 Full / Part Time resident?		
Full-time	67.4%	178
Part time	32.58%	86
	Answered	264
	Skipped	21

Q7 Beach amenities:		
Additional water slides & upgraded water slides		2.5
Additional shade. (Canopies, ampitheater & s		2.1
Updated play equipment at both beaches		2.9
Splash pad - multi phase		3.4
Water play equipment for toddlers		4.1
Q8 Pay Additional:		$22.8
	Answered	237
	Skipped	48

Q9 Pet friendly area (Dog park)?		
Extremely important	4.27%	10
Very important	7.26%	17
Somewhat important	19.23%	45
Not so important	16.67%	39
Not at all important	52.56%	123
Q10 Pay Additional		$8.8
	Answered	234
	Skipped	51

Q11 Upgraded nature trail to you?		
Extremely important	4.76%	11
Very important	8.23%	19
Somewhat important	30.74%	71
Not so important	26.41%	61
Not at all important	29.87%	69
	Answered	136
	Skipped	28

Q12 What Trail Upgrade?	
Durable walking surface	1.5002
Better signage	2.229
Expanded entrance	2.7171
Story book walk	3.5542
Q13 Pay Additional	$11.6
Answered	127
Skipped	158

Q14 Dedicated sports courts?		
Extremely important	11.21%	26
Very important	11.21%	26
Somewhat important	23.71%	55
Not so important	24.14%	56
Not at all important	29.74%	69
	Answered	232
	Skipped	53

Q15 What Sport?		
Pickleball	1.8	
Basketball	2.6	
Tennis	3.4	
Volleyball	3.5	
Frisby golf	3.8	
Answered	179	
Skipped	106	
Q16 Pay Additional		$17.1
	Answered	137
	Skipped	148

Q17 Fitness park?		
Extremely important	6.0%	14
Very important	11.2%	26
Somewhat important	25.0%	58
Not so important	21.1%	49
Not at all important	36.6%	85
	Answered	232
	Skipped	53
Q18 Pay Additional		$13.4
	Answered	122
	Skipped	163

Q19 Movie Theater?		
Extremely important	2.6%	6
Very important	3.5%	8
Somewhat important	22.7%	52
Not so important	26.2%	60
Not at all important	45.0%	103
Answered		229
Skipped		6

Q20 Pay Additional	$7.6
Answered	116
Skipped	169

Q21 Minature Golf Course?		
Extremely important	9.4%	22
Very important	9.8%	23
Somewhat important	30.34%	71
Not so important	17.09%	40
Not at all important	33.33%	78
Answered		234
Skipped		51

Q23 Gravel Roads Paved		
Extremely important	19.8%	45
Very important	11.0%	25
Somewhat important	17.2%	39
Not so important	24.2%	55
Not at all important	27.8%	63
Answered		237
Skipped		58

Q24 Pay $200 a year?		
Yes	24.12%	55
No	75.88%	173
Answered		228
Skipped		57

Q25 Improve Security Cameras?		
Yes	50.2%	111
No	49.8%	110
Answered		221
Skipped		64

Q26 Security Cameras where needed?		
None of the above	42.0%	89
LSPOA owned docks (Includes all boat slip rental:	13.2%	28
Beaches	11.3%	24
North entrance	21.7%	46
Main entrance	11.8%	25
Answere		212
Skipped		73

Q27 Pay Additional	$9.6
Answered	114
Skipped	171

Q28 Improve Security traing for Security team?		
Yes	33.2%	73
No	66.8%	147
Answered		220
Skipped		65

Q30 How Often do you use the Restraunt during summer mo		
Do not use	8.0%	18
Every day	0.0%	0
A few times a week	6.3%	14
About once a week	20.1%	45
A few times a month	33.5%	75
Once a month	13.8%	31
Less than once a month	18.3%	41
Answered		224
Skipped		61

Q31 How Often do you use the Restraunt during summer mo		
Do not use	20.5%	46
Every day	0.0%	0
A few times a week	2.2%	5
About once a week	7.6%	17
A few times a month	19.2%	43
Once a month	17.9%	40
Less than once a mon	32.6%	73
Answered		224
Skipped		61

Q32 Happy with Current Menu		
Yes	68.3%	142
No	32.7%	68
Answered		208
Skipped		77

Q33 Happy with current hours		
Yes	68.1%	143
No	31.9%	67
Answered		210
Skipped		75

Q34 How Often do you use Lake View Wellness		
Do not use	73.5%	164
Every day	0.5%	1
A few times a week	4.0%	9
About once a week	4.5%	10
A few times a month	3.6%	8
Once a month	2.7%	6
Less than once a month	11.2%	25
Answere		223
Skipped		62

Q35 Would you be interested in using the pool for?		
Exercise	34%	75
Swim lessons	20%	43
Private events such as birthday parties, ect	40%	88
Not interested	45%	98
Answere		219
Skipped		66

Q36 Would you be interested in using Lake View Wellnes for?		
Massage therapy	43.8%	96
Yoga / Pilates	37.0%	81
Nutrition & and healthy cooking classes	24%	53
Mental health counseling	14%	30
Not interested	45%	98
Answere		219
Skipped		66

Q38 How often do you utilize Robbins at the dock?		
Do not use	13%	30
Every day	0%	0
A few times a week	6%	13
About once a week	10%	22
A few times a month	32%	71
Once a month	15%	34
Less than once a month	24%	54
Answere		224
Skipped		61

Q39 What offerings do you utilize at Robbins on the Dock?		
Gas pumps	74.4%	166
convenience items (Ice, groceries, etc.)	53.4%	119
Pizza	29.2%	65
Coffee shop	4.0%	9
Do not use	15.3%	34
Answere		223
Skipped		62

Q41 How often do you use services at the Marina?		
Do not use	40.8%	91
Every day	0.0%	0
A few times a month	3.1%	7
Once a month	5.8%	13
A few times per year	50.2%	112
Answere		223
Skipped		62

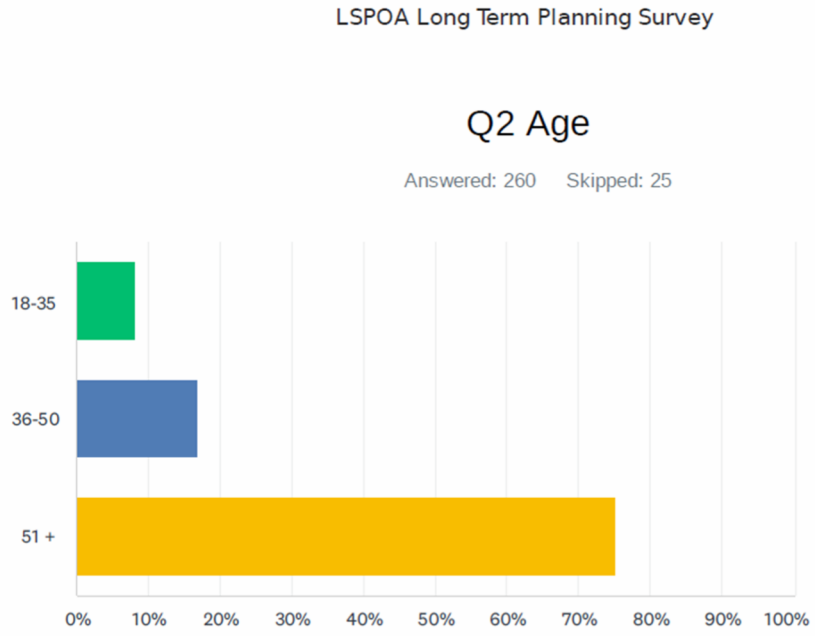
Q42 What service do you use at the Marina?		
Regular boat maintenance and repairs	63.51%	134
Tire sales & service	12.80%	27
Golf cart service	27.96%	59
Do not use	29.86%	63
Answere		211
Skipped		74

Q45 What fee should we charge for advertising?	$917
Answered	144
Skipped	141

Q46 Are you for or Against Advertisment in the community?		
For	73.91%	153
Against	26.09%	54
Answere		207
Skipped		78

Q47 Membership sponsored projects bike & walking trails?		
For	70.59%	144
Against	29.41%	60
Answere		204
Skipped		81

Survey Responses

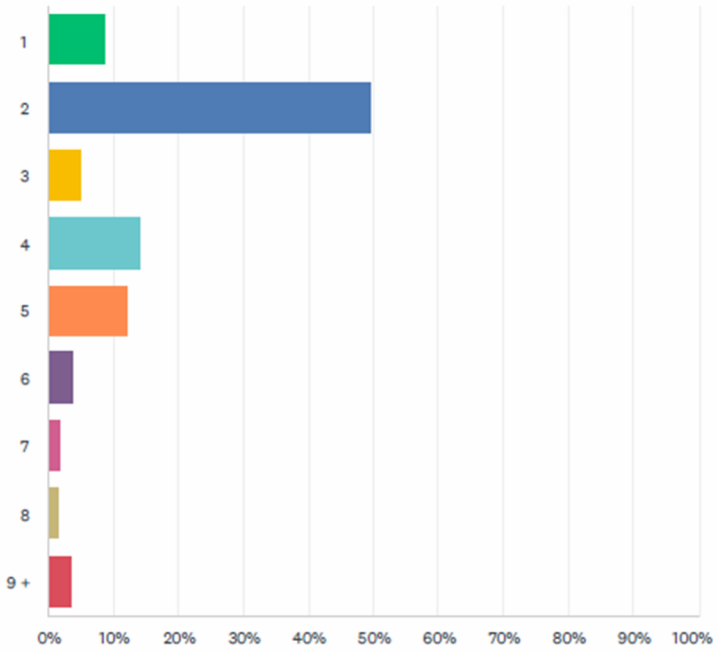


ANSWER CHOICES	RESPONSES	
18-35	8.08%	21
36-50	16.92%	44
51 +	75.00%	195
TOTAL		260

LSPOA Long Term Planning Survey

Q3 Total family members (Immediate family)?

Answered: 264 Skipped: 21

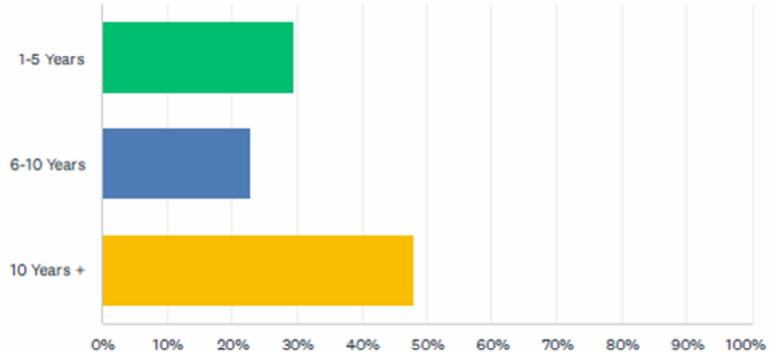


ANSWER CHOICES	RESPONSES	
1	8.71%	23
2	49.62%	131
3	4.92%	13
4	14.02%	37
5	12.12%	32
6	3.79%	10
7	1.89%	5
8	1.52%	4
9 +	3.41%	9
TOTAL		264

LSPOA Long Term Planning Survey

Q5 Years with association?

Answered: 262 Skipped: 23

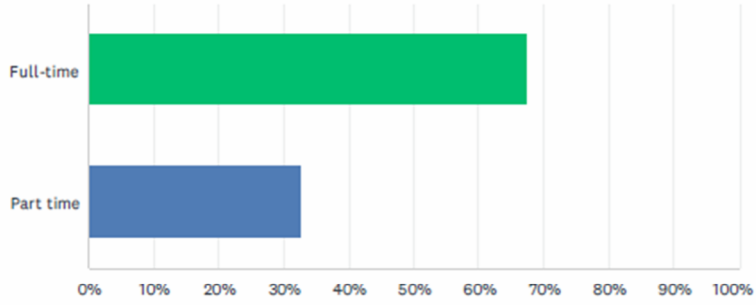


ANSWER CHOICES	RESPONSES	
1-5 Years	29.39%	77
6-10 Years	22.90%	60
10 Years +	47.71%	125
TOTAL		262

LSPOA Long Term Planning Survey

Q6 Are you a part time or full-time resident at Lake Santee?

Answered: 264 Skipped: 21

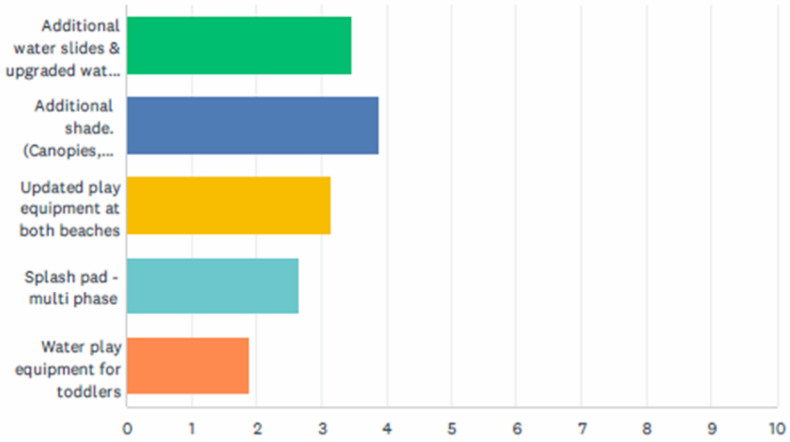


ANSWER CHOICES	RESPONSES	
Full-time	67.42%	178
Part time	32.58%	86
TOTAL		264

LSPOA Long Term Planning Survey

Q7 What new beach amenities are most important to you and your family? 1 being most important to you & 5 being the least important.

Answered: 237 Skipped: 48

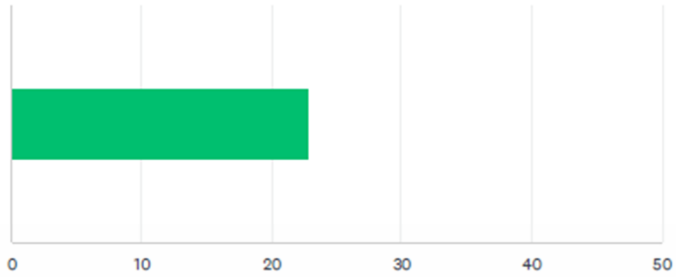


	1	2	3	4	5	TOTAL	SCORE
Additional water slides & upgraded water slides	20.68% 49	35.02% 83	20.68% 49	16.03% 38	7.59% 18	237	3.45
Additional shade. (Canopies, ampitheater & shelters)	48.52% 115	19.83% 47	14.77% 35	6.33% 15	10.55% 25	237	3.89
Updated play equipment at both beaches	13.92% 33	20.68% 49	38.40% 91	18.99% 45	8.02% 19	237	3.14
Splash pad - multi phase	13.50% 32	14.35% 34	15.61% 37	36.29% 86	20.25% 48	237	2.65
Water play equipment for toddlers	3.38% 8	10.13% 24	10.55% 25	22.36% 53	53.59% 127	237	1.87

LSPOA Long Term Planning Survey

Q8 Would you be willing to pay additional membership fees for any of these improved beach amenities? If yes how much yearly?

Answered: 155 Skipped: 130

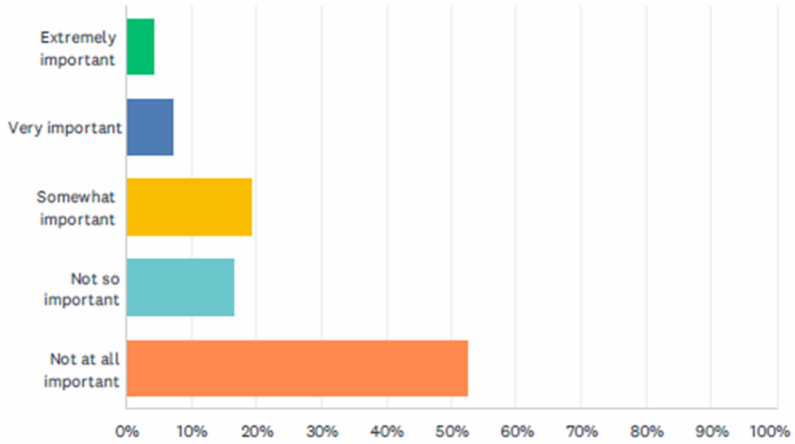


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	23	3,530	155
Total Respondents: 155			

LSPOA Long Term Planning Survey

Q9 How important is access to a pet friendly area (Dog park) to you?

Answered: 234 Skipped: 51

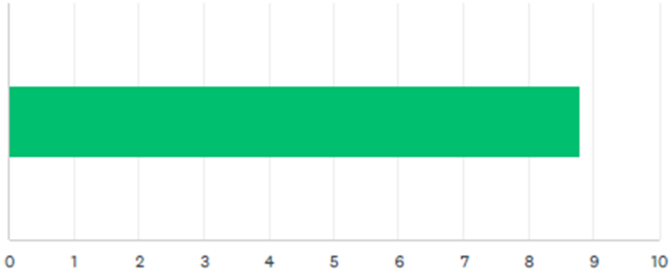


ANSWER CHOICES	RESPONSES	
Extremely important	4.27%	10
Very important	7.26%	17
Somewhat important	19.23%	45
Not so important	16.67%	39
Not at all important	52.56%	123
TOTAL		234

LSPOA Long Term Planning Survey

Q10 Would you be willing to pay additional membership fees for a pet friendly park? If yes how much yearly?

Answered: 124 Skipped: 161

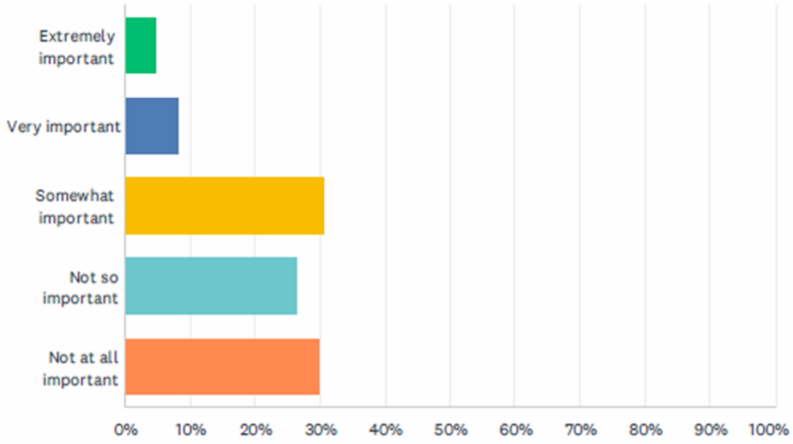


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	9	1,090	124
Total Respondents: 124			

LSPOA Long Term Planning Survey

Q11 How important is access to an upgraded nature trail to you?

Answered: 231 Skipped: 54

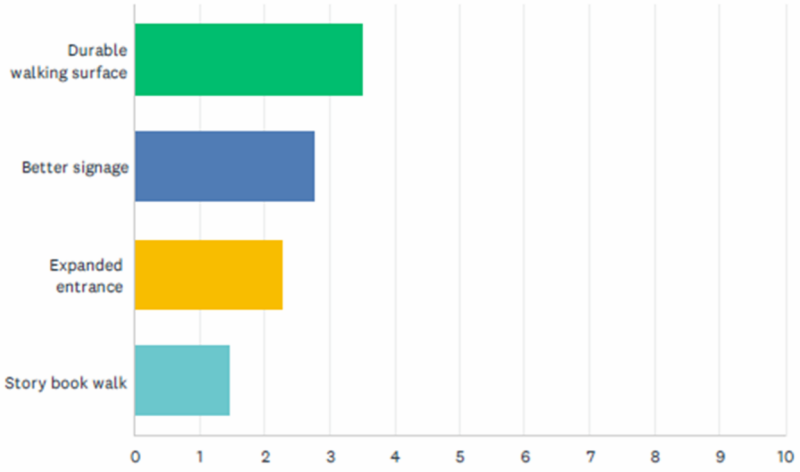


ANSWER CHOICES	RESPONSES	
Extremely important	4.76%	11
Very important	8.23%	19
Somewhat important	30.74%	71
Not so important	26.41%	61
Not at all important	29.87%	69
TOTAL		231

LSPOA Long Term Planning Survey

Q12 What are the upgrades to the nature trail that are most important to you if any? 1 being most important to you & 4 being the least important.

Answered: 166 Skipped: 119

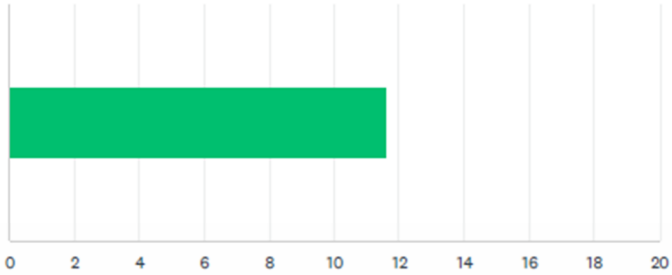


	1	2	3	4	TOTAL	SCORE
Durable walking surface	66.27% 110	19.88% 33	11.45% 19	2.41% 4	166	3.50
Better signage	21.08% 35	41.57% 69	30.72% 51	6.63% 11	166	2.77
Expanded entrance	9.64% 16	26.51% 44	46.39% 77	17.47% 29	166	2.28
Story book walk	3.01% 5	12.05% 20	11.45% 19	73.49% 122	166	1.45

LSPOA Long Term Planning Survey

Q13 Would you be willing to pay additional membership fees for nature trail upgrades? If yes how much yearly?

Answered: 127 Skipped: 158

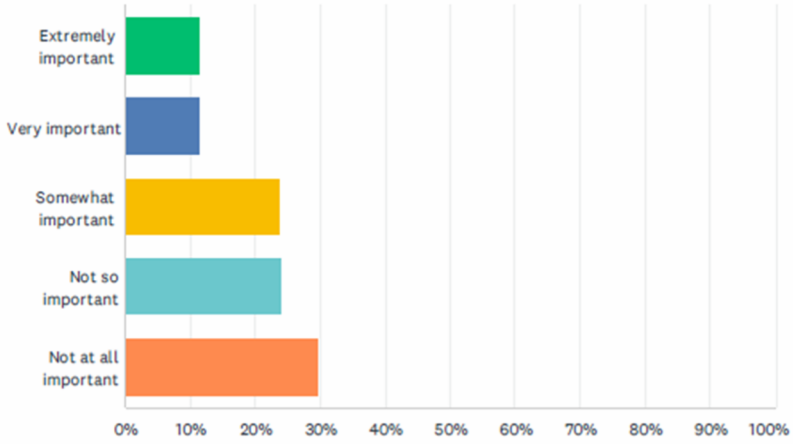


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	12	1,474	127
Total Respondents: 127			

LSPOA Long Term Planning Survey

Q14 How important are dedicated sports courts to you and your family? (Dedicated courts refers to sports courts that are not shared for other uses)

Answered: 232 Skipped: 53

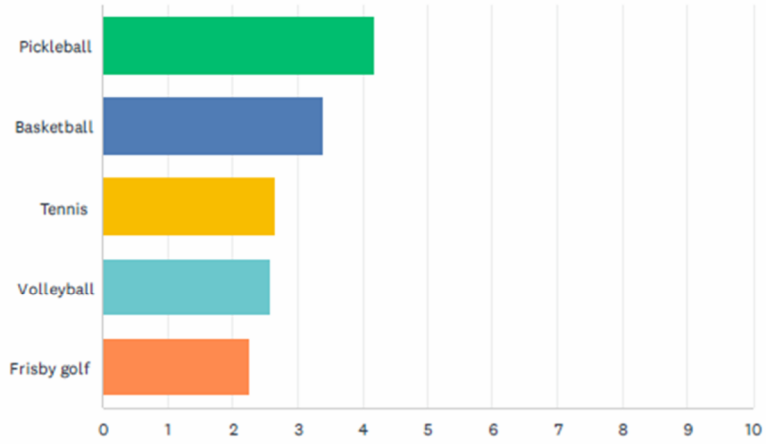


ANSWER CHOICES	RESPONSES	
Extremely important	11.21%	26
Very important	11.21%	26
Somewhat important	23.71%	55
Not so important	24.14%	56
Not at all important	29.74%	69
TOTAL		232

LSPOA Long Term Planning Survey

Q15 Rank the dedicated sports courts 1 being most important to you & 5 being the least important.

Answered: 179 Skipped: 106

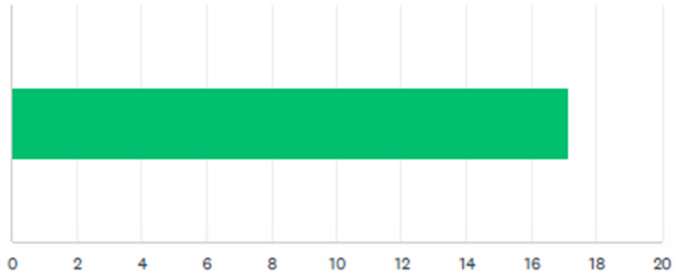


	1	2	3	4	5	TOTAL	SCORE
Pickleball	58.10% 104	20.11% 36	6.70% 12	10.61% 19	4.47% 8	179	4.17
Basketball	18.99% 34	30.17% 54	29.61% 53	14.53% 26	6.70% 12	179	3.40
Tennis	6.15% 11	15.64% 28	33.52% 60	25.70% 46	18.99% 34	179	2.64
Volleyball	6.70% 12	17.32% 31	18.99% 34	37.99% 68	18.99% 34	179	2.55
Frisby golf	10.06% 18	16.76% 30	11.17% 20	11.17% 20	50.84% 91	179	2.24

LSPOA Long Term Planning Survey

Q16 Would you be willing to pay additional membership fees for additional or upgraded sports courts? If yes how much yearly?

Answered: 137 Skipped: 148

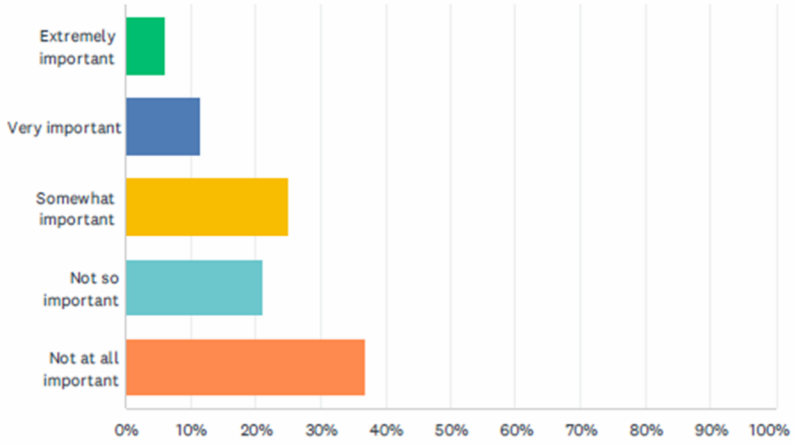


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	17	2,343	137
Total Respondents: 137			

LSPOA Long Term Planning Survey

Q17 How important is a fitness park for children and adults to you and your family?

Answered: 232 Skipped: 53

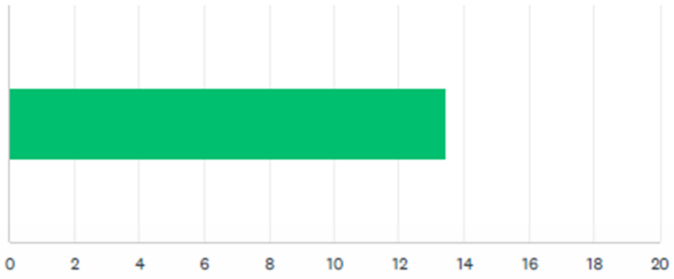


ANSWER CHOICES	RESPONSES	
Extremely important	6.03%	14
Very important	11.21%	26
Somewhat important	25.00%	58
Not so important	21.12%	49
Not at all important	36.64%	85
TOTAL		232

LSPOA Long Term Planning Survey

Q18 Would you be willing to pay additional membership fees for a fitness course? If yes how much yearly?

Answered: 122 Skipped: 163

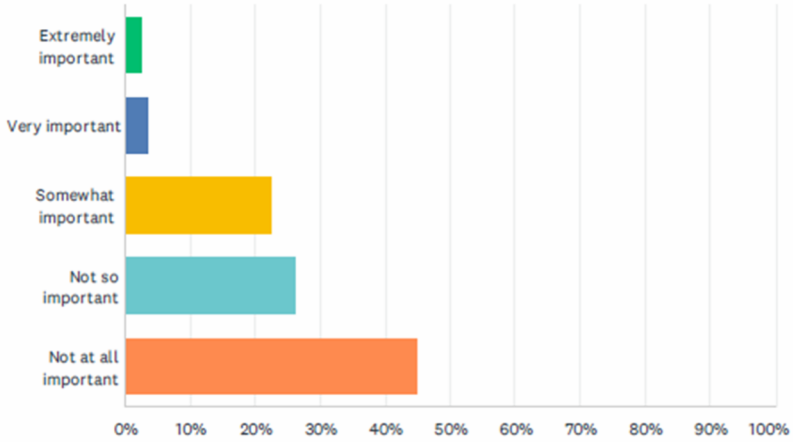


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	13	1,639	122
Total Respondents: 122			

LSPOA Long Term Planning Survey

Q19 How important is an outdoor movie theatre to you and your family?

Answered: 229 Skipped: 56

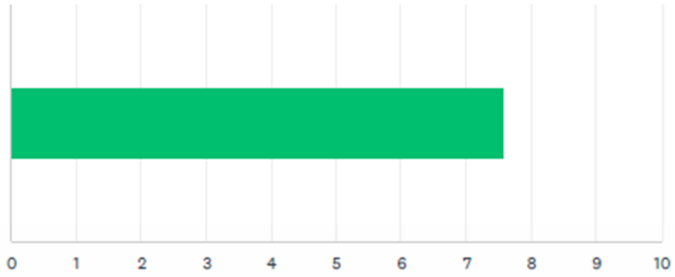


ANSWER CHOICES	RESPONSES	
Extremely important	2.62%	6
Very important	3.49%	8
Somewhat important	22.71%	52
Not so important	26.20%	60
Not at all important	44.98%	103
TOTAL		229

LSPOA Long Term Planning Survey

Q20 Would you be willing to pay additional membership fees for an outdoor theater? If yes how much yearly?

Answered: 116 Skipped: 169

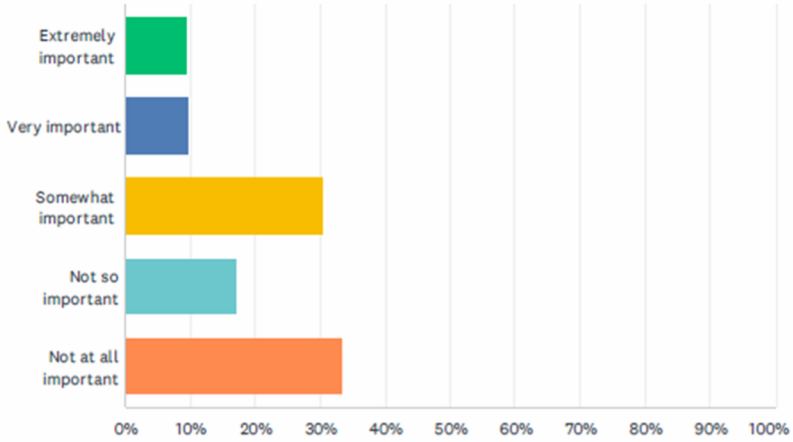


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	8	878	116
Total Respondents: 116			

LSPOA Long Term Planning Survey

Q21 How important is a miniature golf course to you and your family if it were corporately sponsored / financed?

Answered: 234 Skipped: 51

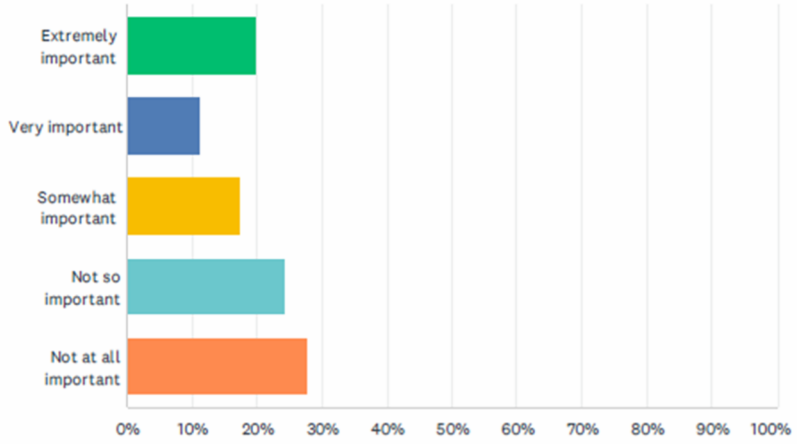


ANSWER CHOICES	RESPONSES	
Extremely important	9.40%	22
Very important	9.83%	23
Somewhat important	30.34%	71
Not so important	17.09%	40
Not at all important	33.33%	78
TOTAL		234

LSPOA Long Term Planning Survey

Q23 How important is it to you and your family to have more of the gravel roads paved?

Answered: 227 Skipped: 58

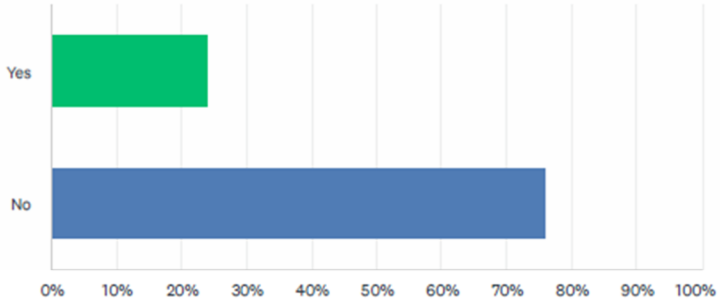


ANSWER CHOICES	RESPONSES	
Extremely important	19.82%	45
Very important	11.01%	25
Somewhat important	17.18%	39
Not so important	24.23%	55
Not at all important	27.75%	63
TOTAL		227

LSPOA Long Term Planning Survey

Q24 Would you be willing to pay up to an additional $200 yearly for 10 years for a special assessment to begin paving gravel roads?

Answered: 228 Skipped: 57

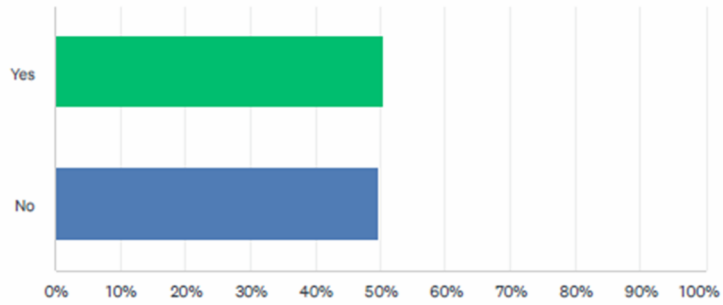


ANSWER CHOICES	RESPONSES	
Yes	24.12%	55
No	75.88%	173
TOTAL		228

LSPOA Long Term Planning Survey

Q25 Would you like to see improved security camera services?

Answered: 221 Skipped: 64

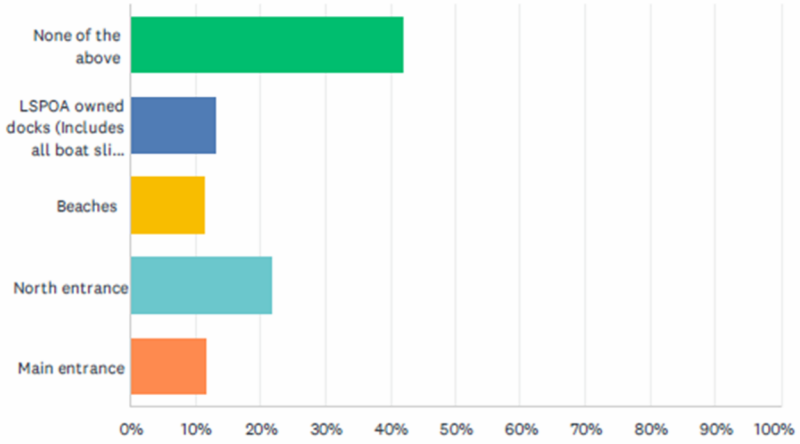


ANSWER CHOICES	RESPONSES	
Yes	50.23%	111
No	49.77%	110
TOTAL		221

LSPOA Long Term Planning Survey

Q26 Where do you feel additional security cameras are needed?

Answered: 212 Skipped: 73

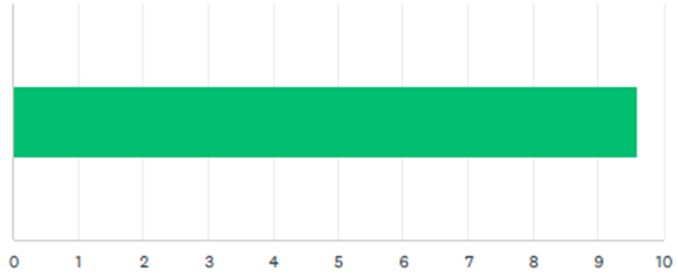


ANSWER CHOICES	RESPONSES	
None of the above	41.98%	89
LSPOA owned docks (Includes all boat slip rentals)	13.21%	28
Beaches	11.32%	24
North entrance	21.70%	46
Main entrance	11.79%	25
TOTAL		212

LSPOA Long Term Planning Survey

Q27 Would you be willing to pay additional membership fees for more cameras? If yes how much yearly?

Answered: 114 Skipped: 171

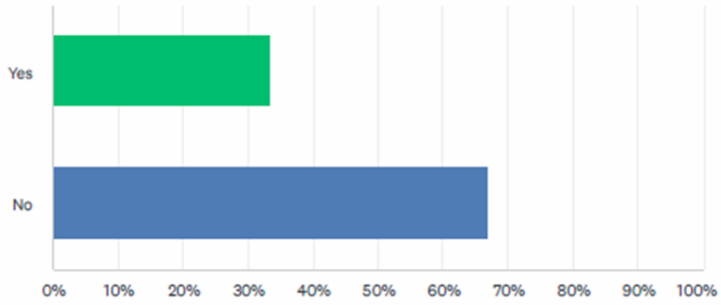


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	10	1,094	114
Total Respondents: 114			

LSPOA Long Term Planning Survey

Q28 Do you feel we need improved security training & security personnel?

Answered: 220 Skipped: 65



ANSWER CHOICES	RESPONSES	
Yes	33.18%	73
No	66.82%	147
TOTAL		220