

This plan represents an update to the plan approved by the AGM in December 2022. The data on table 1 lists the go-forward capital expenditures for work over and above normal annual maintenance. Completed projects have been removed from the listing and some future projections have been adjusted where new information on costing has been received.

Over the last 3 years (2021-2023), the following work was carried out and paid in full.

- minor repairs on the clubhouse, deck repairs
- kitchen improvements and ball machine purchase
- hard court resurfacing
- major trimming of trees and hedges
- repairs to shed roof
- clay court laser levelling
- repairs to watering system

Our most immediate project is for lighting for evening play. A new lighting option has been identified that will be much less intrusive for our neighbours, simpler to install and probably less expensive than what we had initially thought. Members were consulted on their views and voted overwhelmingly to continue moving forward.

We now have ample reserves to cover the costs listed in our 2022 capital plan assuming costing does not change dramatically. Our plan does not yet contain any provisions for significant repairs and/or replacement of the clubhouse which needs some serious structural work. We have included a rough “guestimate” in our capital grid.

The board will set up a committee of informed members to help us flesh out the costing and the issues with options ranging from major repairs to a completely new building. Once we have more firm information on these options, the board will reengage with the membership to help us decide how to go forward.

Table 1: Capital Expenses 2023-2030

	2023	2024	2025	2026-2030
		Repair clubhouse foundations (\$20k)	Kitchen and storage repairs (\$10k) Clay court replacement (\$150k-\$250k)	Major repairs/rebuild of clubhouse. (\$100k-\$500k)
		Lightning project (\$40k)		
Total	--	\$60k	\$160k-\$260k)	
Estimated operating surplus	\$384k	\$40k	\$40k	
Surplus after project completion	\$384k	\$324	\$104k-\$204k	?????