

All Property Owners are obligated to maintain our common properties, but the primary reason is to sustain and enhance everyone's property values. It's about the future relevancy and desirability of Big Canoe as a place to invest your housing dollars. Per the 2019 Chambers survey 45% of Big Canoe Property Owners who purchased within the last 2 years said improvements to the golf courses would be important to attracting future home buyers.

We've experienced delays and cost overruns on previous capital projects. Why will this be different?

Bergin Golf Design will serve not only as the course architect, but as the construction supervisor and project manager. They have successfully completed approximately 80 similar projects and have an excellent reputation in the industry for bringing projects in on time, and under budget.

Acting in Big Canoe's behalf, Bergin Golf

Design has leveraged his reputation in the industry and solicited bids from seven qualified golf course construction firms and the \$2.2 million estimated cost is based on firm-fixed-price bids from these contractors. Bergin has worked with each and everyone of these companies, and we will select a construction firm that he, and Big Canoe can rely on.

There are certain circumstances that could result in a cost overrun (acts of God, severe weather, unforeseen infrastructure conditions). In any of these cases, a contingency has been added to the quoted contract price. Use of these contingency funds will be shared with Property Owners.

What aesthetic / environmental changes will we see as a result of this project?

From the course architect: "We will be adding approximately 6 acres of native grass area to the Creek 9. This native area acts as a buffer and filter for water runoff. reduces