



## Big Canoe 2025 Voice of the Community (VOC) Survey

### **MATTERS RELATING TO THE CLUBHOUSE**

With the renovated Clubhouse now open, management has the opportunity to evaluate the operating model moving forward.

The next section seeks input on some operational choices for the Clubhouse that are frequently discussed within the community. Your feedback will help us better understand Property Owner perspectives on these topics.

### **Clubhouse Property Owner Subsidy**

Our Clubhouse is not the equivalent of a commercial restaurant operation. Unlike a typical restaurant one would find outside of our gates, our current business model is optimized to serve our Property Owners and their guests, and the various clubs and organizations within Big Canoe. We do not actively engage in external marketing to bring in outside events.

Currently, approximately \$15/month per household goes toward Clubhouse operations. This amount is

already included in your regular monthly dues.

**With this in mind:**

**\* 26. Is the current subsidy amount (approximately \$15 per household per month) that goes toward supporting the Clubhouse operation:**

- Too high** – Management should prioritize reducing the Clubhouse subsidy funded by Property Owners.
- About right** – I value the current Clubhouse experience and am comfortable supporting it at the present subsidy level.
- Too low** – I would be willing to support a higher subsidy to further enhance the Property Owner experience (e.g., longer hours or additional services, even if not profitable).

**Clubhouse Usage for Events**

Currently the Clubhouse is only available to Property Owners and their families to use for weddings or other events. There are no plans to change this Board Guided policy in 2026.

However, promoting the renovated Clubhouse as a venue for outside events—such as non-property owner weddings and other events—could generate additional revenue and help reduce the level of subsidy currently required from Property Owners. The updated Clubhouse design provides the

flexibility to host more of these events with far less impact than in previous years on the experience of current residents.

**\* 27. Given this, which option would you prefer?**

- Maintain current policy:** Continue restricting Clubhouse use to Property Owners and their families for private events. This approach would likely maintain current monthly subsidy levels, apart from standard inflationary changes.
- Moderate promotion:** Allow a limited number of carefully selected weddings and events from outside groups at the Clubhouse to help reduce the monthly subsidy required from Property Owners.
- Full promotion:** Actively market the Clubhouse as a venue for outside weddings and events, with the goal of significantly reducing the monthly subsidy funded by Property Owners.

Prev

Next

Powered by



See how easy it is to [create surveys](#) and [forms](#).