

VILLAGGIO PICKLEBALL

Town hall Meeting 2024



THIS IS MY
PICKLEBALL
SHIRT

***VILLAGGIO
PICKLEBALL
TASK FORCE***

Felice Solomon Chairperson

Barry Baxt, Board of Directors Liaison

Kenny Cohen

Paul Cohn

Alan Egenthal

Jane Fischer

Frankie Moulton, Local Pro





**PICKLEBALL
PRESENTATION
AGENDA**

TOWN HALL MEETING

WELCOME & THANK YOU

PICKLEBALL VIDEO

PICKLEBALL FACTS

**STAYING COMPETITIVE with active
Adult Communities**

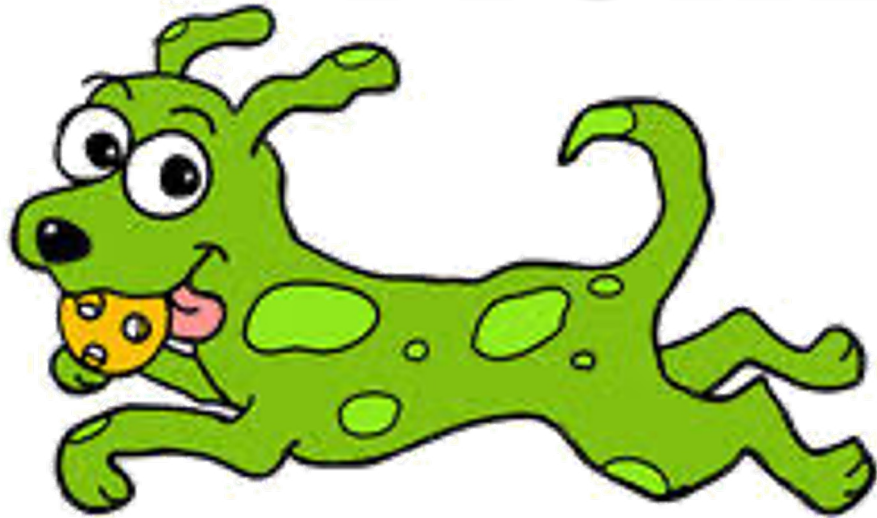
RECOMMENDED LOCATION

DETAILS

Q&A SESSION



WHY IS IT CALLED “PICKLEBALL”



Pickleball

WHAT IS PICKLEBALL?

BENEFITS OF PICKLEBALL

HEALTH

SOCIAL ENGAGEMENT

RECREATIONAL ENJOYMENT



CROSS-GENERATIONAL SPORT



PICKLEBALL
ROCKS

A SPORT FOR
ALL AGES

KEY STATISTIC

**68% OF THE PLAYERS ARE
BETWEEN 60 AND 79 WHICH
JUMPS TO 75% FOR THOSE AGE
55 AND OLDER**



OTHER KEY FACTS AND FIGURES



General Pickleball Data

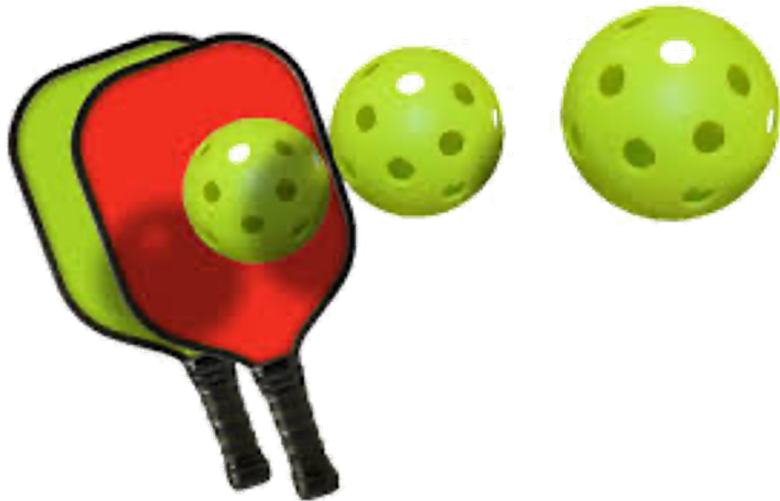
- ▶ 36.5 million players in US
- ▶ 158.9% growth in number of players in the last 3 years as compared to tennis' 33%
- ▶ 2 out of every 3 players are core players playing 8 or more times per week
- ▶ 60% of players are men and 40% women
- ▶ There are currently 10,724 places in the US to play
- ▶ 38 years old is the average age of players (1.2 million)
- ▶ There are 270,000 tennis courts and 14,094 pickleball courts nationally.

55+ Communities Homes to Pickleball Courts

Community	# of Homes	Pickleball Courts	Homes per Court
Valencia Shores	1143	6	173
Bellaggio	1099	8	137
Venetian Isles	1064	6	177
Valencia Reserve	1043	4	260
Valencia Cove	820	8	102
Valencia Grande	704	11	64
Valencia Lake	696	6	116
Valencia Pointe	690	4	172
Valencia Sound	650	11	60
Valencia Bay	580	6	96
Villaggio	538	2	269
Villaggio Reserve	516	6	86

AREA COMMUNITIES WITH PICKLEBALL









OVERVIEW OF PROPOSED SITE

**LOCATED ON EAST
SIDE OF
FITNESS CENTER**

PICKLEBALL COURTS

EACH COURT – 20' X 44'

TOTAL AREA FOR TWO COURTS – 60' X 60'

DISTANCE BETWEEN COURTS – 8'

DISTANCE FROM THE EDGE OF EACH COURT TO THE FENCE – 6'

SURROUNDED BY AN 8' FENCE WITH WIND SCREEN

LARGE CANOPIED AREA FOR SHADE WITH TWO FANS

WATER FOUNTAIN & CHAIRS WITHIN THE CANOPY AREA



WHY ARE WE CONSIDERING NEW COURTS

- ▶ Currently we have an equal number of tennis and pickleball players participating on the courts.
- ▶ There is Pickleball league play three times a week
- ▶ There is Tennis league play twice a week
- ▶ Over the last three years there has been an average increase of five new Pickleball players each year
- ▶ Additional courts will provide more opportunities to play pickleball for all residents
- ▶ Balance the pickleball / tennis ratio of players to courts

A MESSAGE FROM A NEIGHBOR



Barry Baxt, Board of Directors Liaison
with the Details

Contractors

- Bids were solicited from four Contractors
- Three contractors responded
 - ▶ CCG
 - ▶ Papico
 - ▶ Sport Surfaces
- CCG was selected
 - ▶ CCG was the contractor who built our current two pickleball courts
 - ▶ CCG constructed either new pickleball courts or converted tennis courts to pickleball courts for the following communities: Valencia Pointe, Avalon Estates, Bellaggio, Town of Jupiter, Greystone, Buena Vida

Costs

- CCG's bid was \$155,330
- Not included within this bid are the contingencies:
 - ▶ Contingencies - \$19,520
- Total cost will be \$174,850
- Cost per household will be up to **\$325**

The Vote

- There will be two questions to answer on the ballot:
 - ▶ Question 1: *To approve the permanent removal of one (1) tennis court and convert it to four (4) pickleball courts.*
 - ▶ Question 2: *To approve a special assessment of up to \$325.00 per household to install four (4) pickleball courts.*
- Voting will be:
 - ▶ Electronically for those who have registered for electronic voting
 - ▶ Paper Ballots
 - ▶ Proxy
- Electronic voting will from March 20th to April 3rd
- In-person voting (for those who have not registered for electronic voting) will be on April 4th from 9:00 AM until 3:00 PM in the rotunda.
- Proxies can be dropped off in the clubhouse mailbox #28, emailed to Shameeda Jabar at generalmanager@myvillaggiohoa.com or mailed to 6935 Via Bernardi Lake Worth, Florida 33467. Proxies must be received by April 4th at 6:00 PM
- The votes will be counted, and results announced at a Special Membership Meeting to be held on April 4th at 6:00 PM in the Social Hall.

Quorum vs. Majority

➤ Majority

- Number or percentage equaling more than half of a total (50% + 1)
- For Villaggio 270 or greater votes constitutes a majority

➤ Quorum

- The minimum number of members of an assembly or society that must be present at any of its meetings to make the proceedings of that meeting valid.
- For an HOA the quorum number is set in the Bylaws of the Association
- A quorum, as defined in the Bylaws of the Villaggio Villages of Windsor Homeowners Association, Section 3.6a, is 30% of the total number of Members, or $538 \times 0.3 = 162$ votes

Question 1 *To approve the permanent removal of one (1) tennis court and convert it to four (4) pickleball courts.*

Declaration of Covenants, Article II, Section 9:

Amenities and Services. Villaggio provides common element amenities, recreational amenities, and specific services that shall be retained unless, by vote of the Membership in accordance with the following voting requirements, they are modified or eliminated. The amenities are tennis courts, bocce courts, indoor and outdoor pools, an operating café, an operating salon, a billiards facility, an Arts & Crafts facility, game rooms, Fitness Center and the functions contained therein. The services are: telecommunications, alarm monitoring, gate guard, and landscape maintenance. Voting requirements will be met by votes cast in person, by proxy, by email or electronic transmission, or by written consent, which shall count towards establishing a quorum as referenced in the Association Bylaws.

Question 1: *To approve the permanent removal of one (1) tennis court and convert it to four (4) pickleball courts.*

Declaration of Covenants, Article II, Section 9:

Voting of the members, in all cases where such vote is required within this Declaration, shall be acceptable in person, by proxy, or by electronic transmission or written assent of either a majority of all of the eligible members or two thirds (2/3) of those voting once a quorum has been established, whichever is first attained after counting all ballots at a duly called meeting of the members for the tabulation and recording of the vote.

A quorum, as defined in the Bylaws of the Villaggio Villages of Windsor Homeowners Association, Section 3.6a, is 30% of the total number of Members, or $538 \times 0.3 = 162$ votes

Question 2 To approve a special assessment of up to \$325.00 per household to install four (4) pickleball courts.

Declaration of Covenants, Article IV, Section 1.C.1

.....any expense, which is required by the Declaration to be the matter of a Special Assessment, shall not be deemed to be an Operating Expense. Expenses, which may be the subject of a Special Assessment, include by way of example but not by way of limitation, the following:

1. The cost of reconstructing, replacing or improving the Association Property or any portion thereof or improvements thereon except when such costs are incurred due to the normal wear and tear of such Property or improvements thereon.

Question 2: To approve a special assessment of up to \$325.00 per household to install four (4) pickleball courts.

Declaration of Covenants, Article VII, Section 3

.....the levying of any Special Assessment after the "Turnover Date" (as defined in the Articles of Incorporation) shall require the vote or written assent of a majority of the total number of Members eligible to vote, as of the day prior to the scheduled vote, in person or by proxy at a meeting where a quorum has been established and held in accordance with the Bylaws.

In order to pass there has to be a “yes” vote from 50% + 1 of the community or 270 “yes” votes.

Questions

