

The Ad Hoc Committee met with the Board of Directors to present the results of the survey. At the time, we had 176 responses. We now have just over 200 responses.

Question #1 asked residents about their support or opposition to the proposed Toll Brothers development. 54% of the respondents reported their opposition to the development and 46 percent were supportive.

However about 75% of the respondents wanted the board to communicate with Toll Brothers.

The next question dealt with potential revisions to the site plan and asked the residents to rank their preferences. Before getting to specific rankings, the order of these rankings must be interpreted with caution. Just because one item ranks higher than another does not necessarily mean there is a significant difference in the rankings of the two items. For example, the average ranking of 5.1 for one item may not be meaningfully different from the average ranking of another item at 5.2. Statistically speaking, 5.1 and 5.2 are the same. But, for example, the preference for seeking a reduction in density (which was ranked on average around 4.3 is significantly different from the preference expressed about moving the recreation center, which averaged about 6.5).

The top ranked preferences were both related to density as residents expressed a preference for fewer homes spread over a larger portion of the golf course parcel.

The next most preferred change to the site plan was limiting perimeter homes to a single story.

Increasing widths of Toll Brother lots, and increasing the width of the compatibility buffer were next most preferred.

Those are the 5 highest ranked changes to the plan.

Least favored changes were moving the recreation area and increasing ponding throughout the parcel.

The next question asked about potential amenities and concessions. Again, the exact ranking should be interpreted with caution. However, the most preferred option was building a wall along Lawrence Road. That was the pretty clear top choice with an average ranking of about 7.0

Seeking financial concessions from both Toll Brothers and TrueShots, and virtual gates at the east and west entry averaged around 7.8.

Adding additional outflows to Palo Verde was next highest with an average ranking of roughly 8.3.

The next group included improving landscaping along Old Boynton Road, repaving our roads, and hiring a drainage consultant, and connecting the east and west portions of the CCPOA. All of these averaged between 9.05 and 9.2.

Those were the top 9.

The lowest ranked items from the list included deeding property to the CCPOA, connecting the west side to Toll Brothers to have a Military Trail exit, adding an emergency egress for the west side, and using the Cypress name in the Toll Brothers community.

The next question asked to what extent to respondents preferred concessions which minimize the impact of those residents along the perimeter of the golf course versus those which might benefit the community. There was a strong preference towards changes which minimized the effect on those residents on the perimeter. About 50% preferred to lessen the impact on owners adjacent to the golf course vs. 22% who preferred seeking concessions and benefits.

The next question asked about preferences for things which beautify the neighborhood vs. those that improve our infrastructure. Only 15% of the community agreed that beautifying our community was more important than improving our infrastructure.

The next question asked residents how strongly they preferred items which minimized the impacts of those owners around the golf course over other items. 58% agreed while 20% disagreed.