

PC HOA members,

On Tuesday evening, the Board held a community input session on the sports courts. The presentation at the beginning was brief because the main purpose of the meeting was to hear from homeowners. The information provided was as follows:

1) The Reserve Study completed last year outlines the following timeline for capital projects (from Basic - not THs). Please note that we are not required to follow this timeline — and there are a lot of nuances — but this was the plan based on reserve fund levels and large projects.

2026 - clubhouse bathroom renovation, this will begin after the 2026 pool season

2028 - replace clubhouse parking lots

2033 - replace sports courts

2035 - replace sports courts parking lots

The full reserve study (both Basic and Townhome-specific) can be found on the Front Steps portal. If you're not familiar with Front Steps, please refer to [this website page](#) for more information. If you have any questions about the reserve study, or need help setting up your Front Steps portal access, please reach out to the Board at board@piratescovehoa.net and we'd be happy to help.

2) In advance of this meeting, the Board consulted three companies on the cost to address the sports courts in their current condition. Expert opinion recommends entirely replacing the courts (both tennis courts and basketball courts), including the underlying asphalt. The ballpark estimate for this project is \$150,000 and likely to exceed that amount.

3) And lastly, current Bylaws state that the area be used for sports courts, meaning that any changes to the current land use (turning the area into something else for the community to use) or any sale/donation of the land requires two-thirds of the community's assent.

And to reiterate what was shared at the meeting, the Board currently has no specific plan for the future of the sports courts and simply wants to know what the community is interested in doing with that space. If you weren't able to attend the meeting, we hope to have other avenues for community input in the future.

We appreciate everyone who attended last night and shared their ideas, opinions and feedback.

Thanks!

-PC HOA Board