

WATERLEFE MASTER PROPERTY OWNERS' ASSOCIATION (MPOA)
Capital Projects Committee Charter

Whereas the Board of Directors of the Waterlefe Master Property Owners' Association (the "Board") desires to maintain and enhance our aging infrastructure, a Capital Projects Committee is created. This committee shall identify and prioritize capital improvements and additions and present fully realized project proposals to the MPOA Board and Community for consideration.

Whereas the Board is authorized by Paragraph 4.13 of the Bylaws of the Waterlefe Master Property Owners' Association to create committees and appoint persons to such committees and vest in such committees such powers and responsibilities as the Board shall deem advisable.

Now, therefore, as provided in Paragraph 4.13 of the Bylaws, the Board hereby establishes the Capital Projects Committee (CPC) to operate as follows:

Objectives

Fill the need to identify and prioritize capital improvements and additions. Perform adequate studies to present fully realized proposals to the MPOA Board and Community.

Duties

1. Maintain Facility

Work with the Facilities Management to identify key out-year projects that merit study and planning.

- Work with Finance Management to integrate needed out-year projects into the priorities of the 5 Year Capital Investment Plan.
- Raise Board awareness on recommended facility maintenance.
- Seek outside sources of data to anticipate future needs 5, 10 and 15 years into the future.

2. Upgrade Facility

- Consider upgrades to pool, The Pointe, dining area and bar. Consider new additions.
- Create visions and perform design studies including ROM costs in order to seek feedback.
- Seek MPOA Board guidance
- Seek Homeowner input

- Define needed funding and determine how it fits into current budgets and 5 Year Capital Investment Plan

3. Membership

- The Capital Projects Committee (CPC) shall have a membership comprised of 3-5 members.
- Membership is to be comprised of MPOA Association members/homeowners who desire to see Waterlefe maintain and enhance its aging infrastructure.
- Valued committee member skills include:
 - Ability to visualize and plan for change
 - Ability to develop creditable costs and notional schedules for these tasks
 - Ability to present these plans to the MPOA Board, staff, and membership