

# FRENCHMAN'S CREEK

BEACH & COUNTRY CLUB



All 606 households are members within a single membership category. No outside memberships are offered. We have only one master POA. Other communities have multiple association layers of POA's, adding extra costs.

## May 1, 2021 - April 30, 2022

<b>MEMBERSHIP EQUITY</b>	<b>\$200,000.00</b>	<b>\$60,000.00 (Refundable)</b>
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<b>ANNUAL CLUB DUES</b>	<b>Annual</b>	<b>*\$29,689.00</b>	<b>Per 6 Payments*</b>
Service Charge		*2,100.00	\$350.00
Capital Replenishment		*2,400.00	\$400.00

\*RECREATIONAL DUES ARE BILLED IN SIX INSTALLMENTS FROM MARCH TO AUGUST

<b>PROPERTY OWNERS' ASSOCIATION DUES</b>	<b>Per 12 Payments</b>	
Custom/Estate	\$18,361.00	\$1,530.08
Patio A	\$23,392.00	\$1,949.33
Patio B	\$23,495.00	\$1,957.92
Patio C	\$23,563.00	\$1,963.58
Townhome A	\$22,019.00	\$1,834.92
Townhome B	\$22,024.00	\$1,835.33
Townhome C	\$22,138.00	\$1,844.83
Villa A	\$25,045.00	\$2,087.08
Villa B	\$25,108.00	\$2,092.33
Villa C	\$25,242.00	\$2,103.50
Waterfront Properties add	\$395.00	\$32.92

<b>CAPITAL IMPROVEMENT FUNDING**</b>	<b>Total</b>	<b>Monthly</b>
Back of the House	\$4,008.00	January 2025 \$34.00*
Fitness Center	\$7,680.00	January 2025 \$66.00*
NEW Clubhouse Project	\$107,040.00	January 2042 \$446.00*

**FOOD AND BEVERAGE (Minimum) \$2,000.00**

## Amenities and Services included in the Beach & Country Club annual dues with no additional charges:

### GOLF

- Two 18-hole Championship golf courses with six sets of tees for all levels of players
- Lockers and bag storage
- Full practice facility & short game area
- Trail fees
- Cart & range fees
- Handicap service
- Green fees
- Club fitting
- Practice balls
- Group clinics
- Mill River Plan pro shop

### TENNIS

- 14 Har-Tru courts (9 illuminated)
- 6 Har-Tru Pickleball courts
- A stadium court
- Bocce Courts
- Group clinics
- Guest fees
- Mill River Plan pro shop
- Pétanque

### FITNESS & SPA

- Fitness center with state-of-the-art equipment
- Sauna & steam room
- Full service spa
- Weight control guidance
- Salt Suite
- Resort-style pool
- Lap pool
- Snacks
- Bottled water, tea, champagne

### BEACH CLUB

- Pool
- Beach
- Lockers
- Showers
- Sunscreen
- Cabanas
- Towels
- Umbrellas
- Chairs
- Valet
- Wi-Fi

### CLUBHOUSE

- Meeting rooms
- Private party facilities
- Complete business center
- Wi-Fi
- Library
- Card rooms
- Bottled water, coffee, tea, fruit
- Valet
- Full building generator

### FIVE RESTAURANTS

- Open seven days a week
- Home delivery & take-out services
- Breakfast
- Fruits
- Bottled water
- Coffee bar
- Dinner hors d'oeuvres
- Snacks
- Cookies
- Tea service

### BUSINESS CENTER

- Full service Wi-Fi meeting rooms
- Computer center
- Wireless Printer
- Library
- Shredder

## Property Owners Association - Services included in annual fees:

- Premium cable TV
- High-speed internet services
- 24/7 Gate Security with full-time paramedic, canine patrol, perimeter fencing, waterway patrol, alarm monitoring
- Common area landscape
- Infrastructure reserves for maintenance of roads, drainage, lakes and waterways
- Mailbox, lamp post, street light maintenance and repair
- Wildlife control, humane animal trapping and removal
- Vendor screening service
- Dog park, fishing lakes maintenance
- Notary service, package receipt
- Community direct-connect to FPL substation
- Hurricane preparation, shelter and post-hurricane cleanup service

### Patio, Villas, & Town homes:

- Exterior home painting every six years, trim every three years
- Property landscaping, fencing and irrigation
- Pressure cleaning of driveways and gutters

### POA Additional Fee Services:

- Patio cleaning
- Hurricane shutter installation and preparation
- Weekly house watch services
- Interior and exterior house repairs
- Dog and cat sitting
- Airport and local transportation
- Dry cleaning