

Monarch Bay Association Community Questionnaire July 24, 2006

Tally Totals:

The Park	Strongly Disagree	Somewhat Disagree	No Opinion	Somewhat Agree	Strongly Agree
Clubhouse Facility	76	14	10	21	30
Pool	92	17	5	15	24
Tennis Court	80	19	26	18	10
Landscape	36	19	19	36	42
Playground	52	14	23	28	33
Entrance					
Enhance Main Entrance	64	24	7	21	37
Automated Gates	94	18	6	20	13
Beach Club					
Continue w/ hotel management operating facility for hotel guests, residents and outside member while paying MBA a monthly rental fee.	37	6	19	29	59
Operate club and restaurant under community mangement for <u>residents, paid outside members, but no hotel guests.</u>	58	25	19	17	31
Operate a club and restaurant under community management for <u>the residents only.</u> (No rental income on the property)	87	28	14	8	9
Redevelop the property into a community facility (clubhouse, pool, restaurant, snack bar, storage facilities, etc.) <u>for residents only</u>	76	19	11	19	23
Landscape					
In favor of MBA uniformly landscaping and maintaining the area <u>at additional cost to community.</u>	82	9	23	24	12

Comments

The Park

Clubhouse Facility

- 15. Strongly Disagree – Need more info
- 21. Strongly Disagree – Depends strongly on budget costs and size not if we have a clubhouse on the beach in 2020
- 22. Strongly Disagree – We have the beach and beach club. Why a club house up by the PCH?
- 25. Strongly Agree – Improve restrooms also
- 33. Strongly Disagree – I would be in favor of renovating bathrooms and covered seating area.
- 44. Somewhat favor – No loud speakers
- 58. Strongly Agree – If this isn't down at the beach. I don't care. It would make it more beach friendly Island feeling or Mediterranean feeling.
- 80. Strongly Disagree – no need
- 91. Somewhat favor – It would be nice, but size would be a factor along with huge cost. Not sure it would be used enough to justify cost.
- 114. No Selection – Don't we have the MB Clubhouse?
- 134. Strongly Disagree – When we had it at the beach very few people use it and that was a superb location.

Pool

- 21. Strongly Disagree – Cost and will on be at beach 2020
- 22. Strongly Disagree – With the beautiful Pacific Ocean, why a pool by PCH?
- 79. Strongly Disagree – Too much liability
- 80. Strongly Disagree – We have an ocean!
- 134. Strongly Disagree – Maintenance, life guard, cabins to change – people who want a pool – have a pool, PCH

Tennis Court:

- 3. No Opinion – Need to know usage demands
- 22. The one court seems to have adequate availability. We were turned away only once in the past month for over desired time.
- 33. Strongly Disagree – I would much prefer to add a sport court with a basketball hoop – preferably 2 hoops/full basketball court.
- 43. Strongly disagree – How about basketball?
- 80. Strongly Disagree – Would use too much space!
- 134. Strongly Disagree – I played daily, never had a problem to find a time. Most of the time nobody plays now.

Landscape:

- 2. Strongly Disagree – although serene and dignified, is seriously over-planted with the related negatives
- 22. Strongly disagree – Non Monarch Bay residents have often complimented us on our entrance.
- 23. Strongly Disagree – It is very nice – A good job
- 47. No opinion – It looks good now
- 58. No selection – Spend the \$ to get rid of the rabbits also put low glass along sea wall so people and kids cant go up and down or fall down it.
- 69. Somewhat Agree – I think it looks fine.
- 80. Strongly Disagree – Not necessary.
- 91. Strongly Agree – First impressions are many times lasting impressions.
- 104. Strongly Agree – Enhance landscape on Coast Highway
- 113. Somewhat agree – Add a fence at front of park.
- 117. Somewhat Disagree – Not at the expense of not adding a pool or constructing a clubhouse facility.
- 129. No Selection – It is very nice
- 134. Our landscape looks fine with all the flowers.

Playground

- 22. Strongly Disagree – Take them to the beautiful beach
- 25. Strongly Agree – And Sport Court

- 32. Somewhat Agree – We really prefer it as it is now. It is a nice area to play with your dog, play a pickup football game or large field for kids to play.
- 56. Somewhat Agree – Depends where
- 57. Somewhat Agree – Where?
- 62. Strongly Agree – Sport Court, Basketball, Jungle Gym, Swingset
- 80. Strongly Disagree – Who would supervise?
- 87. Somewhat Agree – They have the beach
- 91. Somewhat disagree – We have a beautiful beach and grass area with sandbox.
- 103. No Opinion – Not enough information
- 134. Strongly Disagree – Not near PCH

Entrance

Enhance Main Entrance

- 21. Strongly Agree – Only \$500.00 per person less than legal fees.
- 22. Strongly disagree – Non Monarch Bay residents have often complimented us on our entrance.
- 32. Somewhat disagree – A smaller scale plan would be nice.
- 34. Strongly Disagree – The paver funds need to be reallocated to funding the park and community club.
- 47. Strongly Disagree – Ridiculous! It looks so nice now
- 69 Somewhat Agree – New gates, a little nicer – yes. I think the landscaping and lighting are fine.
- 80. Strongly Disagree – You’re kidding!
- 88. Somewhat agree – pavers only
- 91. Strongly Agree – The entrance is the first thing people see as they drive into MB.
- 117. Somewhat Disagree – Once again, I don’t mind doing the above as long as the expense doesn’t preclude us from either adding a pool or clubhouse.
- 122. Strongly Agree - \$50.000 or more
- 134. Strongly Disagree – Why was this not done the last time when the MBA spent much money on the main entrance?
- 136. Strongly Agree – Ultra Strong
- 143. Somewhat Agree – Would increase home values

Automated Gates

- 22. Strongly Disagree – No way! We have best security on coast. Code #'s and tail gaters let everyone and anyone in.
- 32. Strongly Disagree – Gate codes are too easily given out. This would greatly reduce security to our homes and property.
- 34. Strongly Disagree – We prefer to keep the guard service.
- 47. Strongly Disagree – I love the guards
- 62. Strongly Disagree – We pay them to sit there , cant they push a button?
- 79 Strongly Disagree – NO
- 80. Strongly Disagree – How many were broken off in the past at great expense?
- 91. Somewhat disagree – I don’t think it would ever work properly – beach access would be a huge problem.
- 104. No selection – How will you gate Beach Drive?
- 134. Somewhat Disagree – We appreciate the present guards service.
- 136. No Selection – Gates and Guards also, yes
- 138. Strongly Disagree – Strongly – Look at PCH, Back up problems.
- 141. Somewhat Agree – Lets investigate

Beach Club

Continue w/ hotel management operating facility for hotel guests, residents and outside member while paying MBA a monthly rental fee.

- 6. No Opinion – Need more info.
- 22. Strongly Agree – They have upgraded facility and service and food. Long for the way it was before hotel but recognize these days are gone forever and we only will have another suit on our hands.
- 25. Strongly Agree – This is by far the best option b/c our interest in the beach club will offset costs of buying our land. The hotel will need us and it will definitely help us.
- 28. Strongly Agree – Would like to see outside members eliminated.
- 33. Strongly Agree – All other alternatives will likely not produce enough revenue to pay the cost of maintaining a club.
- 34. Strongly Agree – Hotel guests are not the problem because not many guests visit the club. The problem is with the number of outside members, there are too many outside members, and if we were to control the club in 2020 there should be a reduction of

outside members. Having the St. Regis operate the club is great for property values. Communities that have signing privileges at an upscale hotel (such as the Montage) are valuable amenities.

58. Somewhat disagree – Don't think hotel management is that great. We don't get enough benefits from hotel.

60. Strongly Disagree – They should manage the club – they have the experience – however – they have too much control – not enough resident input. They are not compliance enough with residents and our ideas.

66. Strongly Agree- Limits in number of outside members. Who collects the 14 grand annual membership?

69 Strongly Agree – Personally I think the hotel attendants and servers are great.

79 Strongly Agree – They pay to maintain and run it!

80. Strongly Disagree – Worry 14 years in advance?

88. Strongly Agree – could get big fee.

91. Strongly Agree – I believe the current system is working well – adjustments to the agreement can be made in 2020.

103. No Opinion – Not enough information regarding financial aspects and impact (positive or negative) on the MBA.

104. Somewhat Agree – Does MBA (cant read---) to buy this property from the Moultons in 2020? How much?

117. No Selection – The question really is: can “we” improve the quality of services and food that is currently provided by the St. Regis, without it costing the residents more money? If the answer is “no”, then putting up with a few hotel guests is worth the inconvenience. However, if someone else can run the club, provide better service and quality food without costing more \$, then we have no reason to continue the relationship with the St. Regis.

120. Strongly Agree – If my assumption that St. Regis is covering most of the costs including facilities and personnel is right.

134. Strongly Agree – The present arrangement seems to work fine.

138. No Selection – 14 years out – we hope we are alive to address this problem.

Operate club and restaurant under community management for residents, paid outside members, but no hotel guests.

6. No Opinion – Need more info

20. Strongly disagree – Too much for MBA to manage

22. Strongly Disagree – The revenue has always been useful

47. Strongly Disagree – It has been okay so far.

56. Strongly Agree – Need to hire separate management company just for the club.

58. Somewhat Agree – Depends on costs to residents. Limit outside membership to a smaller #.

79 Strongly Disagree – Economics don't work

80. Strongly Disagree – I can see red ink already

91. Somewhat Agree – A possibility but community management would lead to many problems as we are not skilled club operators. It would also require beach maintenance etc.

103. No Opinion – Not enough information regarding financial aspects and impact (positive or negative) on the MBA.

132. Strongly Disagree – Community shouldn't be in the restaurant business. Not viable!

134. Strongly Disagree – It did not work before. I hope the MBA Board remembers. Why should it work now?

Operate a club and restaurant under community management for the residents only. (No rental income on the property)

6. No Opinion – Need more info

20. Strongly disagree - Will not get enough use

21. Strongly Disagree – 214 homes will not support a restaurant. It would require massive subsidies

22. Strongly Disagree – It will never be able to sustain itself through proper revenue generation.

25. Strongly Disagree – This is a mistake

27. No selection – Residents don't support the restaurant now

28. Strongly Disagree – Doubt there would be enough resident support to keep it going the way it is.

33. Strongly Disagree – This is not realistic. Ask the restaurant employees who use the facilities – it is primarily the outside members who use the restaurant and club.

34. Strongly Disagree – It is too expensive – beach maintenance, insurance, property taxes, etc. We need an upscale hotel (whether it be St. Regis or some other entity) to operate the club.

42. Strongly Agree – Should have done it in the 70's

58. Somewhat Disagree – It probably wouldn't be good.

68 – Strongly Disagree – Never

79 Strongly disagree – Cannot be done economically. 200 homes cannot support a 1st class restaurant and beach club.

80. Strongly Disagree – Even McDonalds couldn't prosper here.

91. Strongly Disagree – Would prove to be extremely costly.

- 103. Strongly Disagree – Too expensive for MBA
- 112. Strongly Disagree – Too limited service for \$.
- 122. No selection - ?
- 132. Strongly Disagree – Not viable
- 134. Strongly Disagree – See previous answer. (It did not work before. I hope the MBA Board remembers. Why should it work now?) 220 residents and families will not carry a restaurant.

Redevelop the property into a community facility (clubhouse, pool, restaurant, snack bar, storage facilities, etc.) for residents only

- 6. No Opinion – Need more info
- 20. Strongly disagree – Will not get enough use
- 21. Strongly Agree – Com. Snack bar yes. Restaurant – does not have enough people to support.
- 22. Strongly Disagree – Can't sustain itself without increased assessment or dues.
- 23. Strongly Agree – Could be wonderful
- 34. Strongly Disagree – We need a community club in the park,. We also need a 4 or 5 star hotel operating the Bay Club. Both amenities are a draw to young and old homeowners. The Bay Club and Community Club would serve different purposes and are equally important.
- 42. Strongly Agree – Should have done it in the 70's
- 58. No selection – Do this but allow some outside members. Increase cost even more for membership and back to #1. Make it more fun.
- 61. Somewhat agree – If it is as the Beach (same location)
- 79 Strongly disagree – This facility adds several hundred thousand dollars to the value of every home in the community. Are you nuts?
- 80. Strongly Disagree – Where would the funds come from?
- 91. Somewhat Agree – This is a possibility but operation of the facility would be a big problem and generating the revenue to support the facility would be near impossible as it would require large increases in association dues.
- 103. Strongly Disagree – Too expensive for MBA
- 117. Strongly Agree – But why not allow paid “outside” members to defray the monthly costs?
- 132. Strongly Agree – Only if St. Regis runs it. Strongly Disagree – community shouldn't be in the restaurant business.
- 134. Strongly Disagree – The MBA had this arrangement and it obviously did not work out, except for the pool. (Maintenance, lifeguard, etc.)
- 138. No Selection – The problem is that the club makes \$14,000 X 225 people and Monarch Bay lease is less than \$35,000 per year. Residents have no say in what the club does. Basically the St. Regis enhances the property value , but the prices and menu are out of control. And get a new Chef and Menu.
- 141. Somewhat Agree – Lets investigate

Landscape

In favor of MBA uniformly landscaping and maintaining the area at additional cost to community.

- 20. No selection – If this land is part of the lessee's leased land then they should maintain it under the direction of the board.
- 21. Strongly disagree – Let the club and St. Regis pay for it if they want. They charge 14,000 to let people drive past.
- 22. Strongly Disagree – It looks fine the way it is. Monarch Bay has its own environment which makes it special. We are not nor should we aspire to be another Ritz Cove or Three Arch Bay. No need to get too fancy.
- 33. No Opinion – Need to know more details, like cost.
- 56. Strongly Disagree – until 2020
- 62. Strongly Disagree – It looks fine.
- 69. Strongly Disagree – Slope issues. I do not think you want to be responsible for maintaining homeowners slopes in case of slippage etc.
- 80. Somewhat agree – The only positive vote here. It needs it!
- 103. No Opinion or Strongly Disagree – Not enough information as to costs.
- 104. Strongly Disagree – From 316 to parking lot (ocean side) is Beach Club property. They should enhance and maintain it, they could contract O'Connell to do this.
- 108. No Selection – We agree that it could be greatly improved but why should MBA only pay? The biggest benefactor of this improvement will be the Beach Club.
- 117. Strongly Disagree – The Mall residents should bear the cost of the landscaping in front of their views.
- 134. Strongly Disagree – It looks great to us the way it is.

Additional Comments:

4. I believe one of our most serious problems is aggressive over building on our small lots. Restraint should be exercised to keep M.B. reasonably uniform in architecture and structural size.
6. A private beach club would be very nice. I would like more information regarding a breakdown of fees.
20. In the mall, some homeowners have their own gardener in addition to the community gardeners. We should consider having each homeowner responsible for their own parcel and have the community gardeners just do the common area. The same for the water.
28. At some point it would be nice for residence to be able to have guests down to the beach and club without all of the rules that are now enforced. We reside here and it is our beach and yet we are so limited in that regard. Also it would be nice if the area where the small gates are situated could accommodate at least a golf cart for resident use.
38. To the Board: We now have a beautiful Beach Club with all amenities for \$10.00 a month. We will own that club in 2020 (or sooner) when the option agreement is fulfilled. Major construction and pools will require a substantial assessment and most assuredly annual upkeep expenses of several thousand dollars.
47. This is not a great community right now. It is not Three Arch Bay or Emerald Bay and that is a good thing. This is a great place to live as it is today: Most of the proposed changes are unnecessary. (We lived in Emerald Bay 3 years ago and we love the way Monarch Bay is different from other gated communities.
66. Keep outside members and their dues!! We control conduct requirements for all members/attendees/guests.
71. The Hotel has done an excellent job of taking care of us on the beach. We need an outside management and outside (non – resident) members for additional income. Please enforce our regulations: ie. No Signs on any Monarch Bay residences. The political signs make Monarch Bay look like a junky trailer park.
75. Tow cars after 3 days on street. Limit construction to weekdays only.
79. The beach club has proved to be a huge economic asset—even for residents who choose not to use it. It has a great restaurant which could not be replicated if the community owned the club. Let's get real. Who's kidding whom?
82. Saving money by automating the gate would allow more money toward landscape. Hotel revenue at the beach club is necessary to maintain quality.
84. Play area for kids, park with swings and slide!
95. The club is great as is – community clubs usually become worn, tacky and poorly managed.
98. The park area needs major renovation and after that it must be maintained. We must spend \$\$ on entrance, guard house, landscape etc. That is our showcase and needs renovation and maintenance.
103. Many of these questions cannot be answered without a thorough presentation of costs, assessments and management.
107. Increase lighting in streets.
110. I have been a resident of Monarch Bay for over 40 years. I do not feel any need of these radical changes. I enjoy the community the way it has been.
113. Put a half court basketball court at park where old shuffleboard area is. Put a fence around front area of park. Re-landscape borders of park.
121. The Park – Bill Beck Park, the name was changed to Bill Beck Park like the place behind the foliage. Re: The Beach Club “property reverts to Monarch Bay” – Not possible without Bill Beck effort before he passes away.
130. What happened to our admissions committee? “Speculators” are ruining our community. You should not be able to buy if you don't intend to stay! Why aren't we enforcing “no overnight” on street parking? Our neighbor parks his truck in front of our house every night.
136. #1. Front gate is most important for a quality community. Ie. Landscape, lighting and gates.
143. Please email results to SRIMEL@cox.net
144. Young kids driving golf carts