



Frenchman's Reserve Country Club
&
Community

FREQUENTLY ASKED QUESTIONS



Frequently Asked Questions

This general description of Frenchman's Reserve Country Club & Community is provided for informational purposes only and should not be relied on in deciding whether to acquire a membership or purchase a home. For a full description of the benefits and privileges, please refer to the Membership Plan (the "Membership Documents") and related property owner documents. Complete sets of Documents are available upon request, and should be reviewed prior to the acquisition.

Q. What is Frenchman's Reserve?

A. Frenchman's Reserve is a 100% Member-owned private equity Country Club & Community. Providing Members much more than golf... join in on the fun! With our full social calendar you can be as busy as you would like. In addition to the Arnold Palmer Signature Golf Course, Frenchman's offers seven Har-Tru clay tennis courts, resort style swimming pool, two pickleball courts which include basketball and hard court tennis capabilities, a state of the art fitness facility, a youth center as well as a relaxing spa & salon. There is something for everyone. Frenchman's Reserve is a certified Audubon Sanctuary, a Distinguished Club of America and recognized as a TOP 100 Platinum Club of America!

Q. What type of homes make up the Frenchman's Reserve Community?

A. Frenchman's Reserve is a well varied community with 341 single family homes, 56 coach homes, and 50 custom homes ranging in square footage from 2,450 through 11,000 and priced from \$700,000 to over \$5,000,000.

Q. Do I have to be a Club Member if I live in the community?

A. Yes. All residents of Frenchman's Reserve Country Club are required to hold an equity membership. Please request to see the membership plan and offerings.

Q. What is a Member-owned Equity Club?

A. An Equity Member-owned Club provides its Members the opportunity to control the Club and its facilities through the right to vote. Each equity membership represents an equity ownership interest in the Club. The operation of the facilities is accomplished through the direction of a "Board of Directors" which is elected by the Equity Members. The Board of Directors oversees the management of the Club and generally directs the operation of the Club facilities. Major issues are normally decided by vote of the Members.

Q. What facilities does the Country Club offer?

A. The facilities include:

- 18-Hole Arnold Palmer Signature Golf Course
- Driving Range, Pitching & Putting Greens and 4.5 acre Three Hole Practice Facility
- Golf Shop featuring the latest in equipment, fashions, and collectable items
- 45,000 square foot Grande Clubhouse featuring:
 - Main Dining Room with seating for up to 300
 - Grille Room and Lounge
 - Outdoor Dining Terrace
 - Library & Private Dining Room
 - Women's Locker Room & Lounge/Card Room
 - Men's Locker Room & Lounge/Card Room
- Seven HydroGrid Clay Tennis Courts and one Multi Sport Court for Basketball and Pickleball next to a well-stocked Tennis Shop
- Parc, a relaxed, casual ambiance restaurant with outdoor seating.
- CORE, a youth center providing childcare for children ages 1 through 15
- A resort style Swimming Pool with Spa, Children's area and poolside dining patio.
- State-of-the-Art Fitness Center offering 10,600 square feet of exercise space featuring Two Group Fitness Rooms, Indoor Cycling and Pilates Studio.
- Spa & Salon offering a wide range of services that include:
 - Hair, Nails, Skin Care and Massage
 - Relaxing full service treatment rooms
- Men's and Women's Locker Rooms with Steam Rooms
- Four fully appointed Guest Suites for Members exclusive use.

Q. What categories of membership are offered by the Club?

A. The Club offers two types of equity memberships; full golf equity and social/sport equity.

Full Golf Equity Membership: allows Members and their immediate family to enjoy unlimited use of our Arnold Palmer Signature golf course, tennis, swimming, fitness, spa, and social facilities of the Club. This level of membership includes all court & greens fees and allows fourteen-day sign up privileges for golf tee times and tennis court times.

Social/Sport Equity Membership: allows Members and their immediate family to enjoy unlimited use of tennis, swimming, fitness, spa, limited golf and all social facilities of the Club. This level of membership includes all tennis court fees and allows fourteen-day sign up privileges for tennis court times. Social/Sport equity memberships are only available to purchasers of homes that currently have Social/Sport equity memberships.

Q. Is there an equity contribution required to join the Club?

A. Yes, \$225,000 for a Full Membership and \$115,000 for Social Membership. The refundable equity amount for a full membership is \$50,000 and the refundable equity amount for a social membership is \$27,500.

Q. How many memberships will you allow?

A. The Frenchman's Reserve Country Club By-Laws state that 349 full golf equity memberships will be allowed. The number of social equity memberships is determined by the Board of Directors.

Q. What are the annual dues and fees for the Club?

A. Annual dues are paid on a calendar basis but may be pro-rated for a new Member based upon the month in which they join. (The dues year runs November 1 to October 31.)

Q. Is there a food and beverage minimum spending requirement?

A. No

Q. Can I switch to another membership level?

A. Yes. Please refer to the Club Documents as there may be transfer fees, upgrade fees or additional initiation fees required, depending on the circumstances.

Q. Are Club Memberships transferable?

A. Club Members may not sell, transfer or otherwise assign their membership privileges except to the Club, and therefore, Club Members may not transfer or otherwise assign their Club Membership at Frenchman's Reserve directly to any third party.

Q. Does one membership grant access to my entire family?

A. A Club membership can be issued in the name of an individual, in the names of both spouses or in the name of an Entity. The ability to spend quality time with members of the family is of paramount importance these days. The Club is committed to providing a pleasant environment where this can be accomplished. Each membership in the Club is a family membership, which includes full privileges for spouses or domestic partners and unmarried children under the age of 23 who either live at home or attend school on a full-time basis. The Club provides programs and activities that are appealing to family members of all ages.

Q. When was the last Club renovation completed?

A. This year saw the completion of Parc, the new casual dining restaurant serving golfers and pool-goers as well. There was the addition of a putting green and a 4.5 acre 3 hole short game practice facility. A new Tennis Center was completed in fall 2018. Three additional fitness studios were added along with the expansion and renovation of the current Fitness Center.

Q. Are there any charges for these improvements?

A. Along with annual membership dues, all Members pay an annual 1,500 capital charge per membership. The \$1,500 payment will be through 2026.

Q. Is Frenchman's Reserve "kid friendly"?

A. Yes! We work very hard to make kids feel welcome and a part of the Club & Community. We encourage youth participation in tennis, swimming, fitness and golf. Frenchman's Reserve provides many great opportunities for children to enjoy the Club while learning integrity and confidence. Many events are child focused, including Easter Brunch & Egg Hunt, Halloween Party & Haunted House, Gingerbread Decorating and much, much more. The Club also hosts children's summer and holiday camps, swim lessons and provides tennis and golf instruction.

Q. May we bring guests to the Club and if so, what is the policy?

A. Yes. Members may invite guests to use the facilities of the Club upon payment of any applicable guest fees. Guest use shall be subject to the Rules & Regulations and Guest Policies of the Club, including, restrictions on the number of guests a member can sponsor and the number of times a particular guest may use the Club facilities.

Q. What services are included in your POA quarterly charges?

A. Services provided include home security alarm monitoring with an included comprehensive service plan, Comcast cable television with high speed internet. Landscape maintenance is provided for all homes (except custom homes) which consists of grass cutting, trimming of shrubs, hedges and palms, lawn & ornamental pest control, fertilization & weed control. 24-hour security and an onsite property owners association are provided for homeowner needs.

Q. What type of security is provided to keep the community safe?

A. Gated 24/7 access control to include roving and tactical patrols, state of the art security video surveillance, and protection of the community's 5-mile perimeter. Our officers are either former military, former law enforcement or police academy trained with advanced protective and medical training.

Q. Is there a Property Owners Capital Contribution?

A. Yes. There is a one-time capital contribution upon transfer of title on a property equal to one quarter dues. It is paid at settlement to the association and deposited into the capital reserves to fund future community maintenance items.

Q. Who manages Frenchman's Reserve Country Club?

A. The General Manager along with the management team run the day-to-day Club operations and strives to enhance the value and benefits associated with a Frenchman's membership. Our Board of Directors, composed of elected Members, oversees the policies and long-term viability of the Club.

Q. How is the Board of Directors of the Country Club selected?

A. Three Directors are elected annually to serve a three year term.

Q. How is the POA Board of Directors selected?

A. Three Directors are elected annually to serve a three year term.

Q. Who manages Frenchman's Reserve Property Owner's Association?

A. The POA's General Manager along with the POA management team run the day to day POA operations and strives to enhance the value and benefits associated with living within Frenchman's Reserve.

Q. What should I do if I have additional questions about Club Membership?

A. Complete details concerning the membership program at Frenchman's Reserve Country Club are available from Gwen Gordon, Membership Director. If you have additional questions or would like further information, please contact Gwen at 561-630-0333 ext. 113 or by email at membership@frenchmansreservecc.com

Q. Who may I contact if I have additional questions about the services and fees of the Property Owners Association?

A. Complete details concerning the Property Owners Association are available from Ed Latalladi, POA General Manager. You may contact Ed at 561-626-2874 or by email at elatalladi@frenchmansreservecc.com

