

TROON GOLF®

Golf
Sun City Hilton Head

GOLF TOWN HALL October 22, 2024

H. Isla

Agenda

- ▶ Okatie Creek Renovation Project Scope
- ▶ Tee Time Rules/Changes During Closure
- ▶ 2025 Golf Plan and Greens Fee Rates
- ▶ Questions and Comments

Okatie Creek Renovation

GREENS

- ▶ Remove existing turf on greens and collars and establish original size.
- ▶ Remove 6-inches of 30-years old greens mix and add new mix.
- ▶ Sod collars with TifGrand Bermuda.
- ▶ Sprig greens with TifEagle Bermuda, more resistant to root rot disease we see in our Mini-Verde greens.
- ▶ Irrigation replacement 2 years ago accommodates larger green sizes.



Okatie Creek Renovation

FAIRWAYS

- ▶ Remove existing turf that has been sprayed out with herbicide.
- ▶ Add drainage lines with 12-foot spacing to include entrances and exits.
- ▶ Top-dress fairways with 2-inches of sand and spread into existing soil.
- ▶ Sprig fairways with Celebration Bermuda.
- ▶ In 2023 we had 60 CPO days, we anticipate new drainage will cut this in half.



Okatie Creek Renovation

TEE BOXES

- ▶ Remove existing turf and expand select tees box areas.
- ▶ Construct Orange tee boxes.
- ▶ Add 1-inch of removed greens mix.
- ▶ Laser level and sprig with Celebration Bermuda.

Okatie Creek Renovation

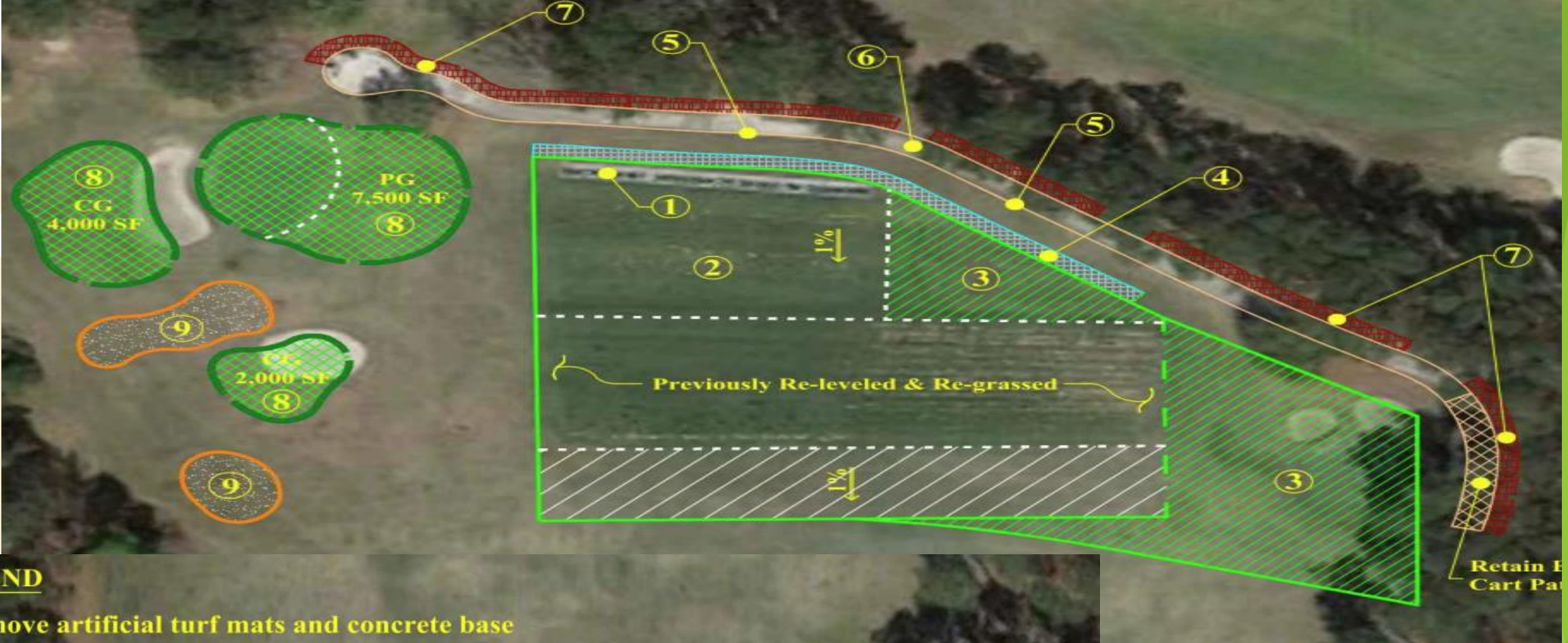
PRACTICE AREA

- ▶ Remove existing tee box turf and cart path.
- ▶ Expand tee box by 50% to accommodate 25-30 hitting stations and laser level tee.
- ▶ Shape three practice greens and two practice bunkers on west side of tee box creating an all-in-one short game practice area.
- ▶ Renovate existing practice green by clubhouse.

Okatie Creek Renovation

PRACTICE AREA (cont.)

- ▶ Construct 12-foot-wide cart path and add plantation mix parking areas up under trees.
- ▶ Expand concrete pad for new range mats.
- ▶ Tee box sprigged with Celebration Bermuda, greens sprigged with TifEagle, same as the golf course turf.



LEGEND

- ① Remove artificial turf mats and concrete base
- ② Strip turf from upper tee; excavate tee to level of lower tee & expand to the east & expand (45') on the front; laser-level and sprig with Celebration Bermuda
- ③ Place fill from tee excavation to expand tee, laser-level, and sprig with Celebration Bermuda
- ④ Construct concrete pad and install artificial turf hitting mats (8' x 250')
- ⑤ Construct (4") roll-curb along range tee side of the existing cart path (~525' long)
- ⑥ Remove & replace (12') wide cart path (~ 525' long)
- ⑦ Additional cart parking on plantation mix
- ⑧ Construct (3) practice greens
- ⑨ Construct practice bunkers

The background features abstract, organic shapes in shades of green and beige. On the left, there are several overlapping, curved beige shapes that resemble stylized leaves or petals. On the right, there are more angular, overlapping green shapes in various shades, creating a modern, geometric feel. The overall design is clean and professional.

Al Lonie

GAC Chairman

2024 GAC Members

Stephanie Abbott

John Brown

Steve Courcy

Dona Lerner

John Pelin

Danny Powell

David Wetsel

2025 Tee Time Rules

March 31- September 30

- ▶ Discussions began a few years ago when renovation work was first considered.
- ▶ GAC committee and Staff met over the last several months to formulate a plan.
- ▶ GAC recommendations were presented to the Board of Directors.
- ▶ The Board approved the recommendations.

2025 Tee Time Rules

March 31- September 30

- ▶ Continue current Chelsea point and priority system.
- ▶ Tee time confirmations will be emailed 5 days in advance.
- ▶ Chartered Clubs (WGA, MGA, Couples Golf, Women's 9, and Men's 9) will alternate courses each week.
- ▶ Non-Chartered Club Groups, and Neighborhood outings will need to go through Chelsea.

2025 Tee Time Rules

March 31- September 30

- ▶ Accompanied guest play is still allowed.
- ▶ Tee times may begin at sunrise.
- ▶ No outside tournaments, no shotgun events, no Troon Rewards rounds.
- ▶ Linked groups are limited to 16 players.
- ▶ Argent Lakes driving range may be designated for use by daily green fee users, pushing practice users to Hidden Cypress driving range.

2025 Tee Time Rules

March 31- September 30

- ▶ Tee time placement at HC will be 18-hole reservations from opening until 3:00pm. After this, 9-hole reservations may be made by calling the golf shop. 9 or 18-hole reservations will be accepted after 3:00pm, also when PM rates begin.
- ▶ Tee time placement at AL will be 18-hole only until 9:00am, then 9-hole only the rest of day, this includes use of #1 and #10 tee starts after 11:00am each day.
- ▶ Players who were placed as an 18-hole reservation but play 9-holes will be charged for 18.

2025 Tee Time Rules

March 31- September 30

- ▶ The tee time rules allow enough availability to accommodate our current demand.
- ▶ For example:

Tuesday April 16, 2024

298 18-hole total rounds played on all three courses.

300 9-hole rounds played on all three.

Tuesday April 15, 2025

Sunset is 7:53pm

300 18-hole capacity teeing off as early as 7:15am.

304 9-hole capacity teeing off as late as 6:00pm.

***keep in mind, 9-hole reservations may fill in early in day.**

Tuesday June 4, 2024

260 18-hole rounds played

168 9-hole rounds played

Tuesday June 3, 2025

Sunset is 8:27pm

320 18-hole capacity

304 9-hole capacity

2025 Tee Time Rules

March 31- September 30

- ▶ We want you to play here, however, if the tee time you get is not to your liking, you may cancel and play elsewhere, we will post information of local course deals and how to make a tee time there.
- ▶ Keep in mind, you own these courses, playing here benefits you as an owner. Playing down the street helps the owner of that golf course.

Proposed Golf Plan and Green Fees Rates for 2025

- ▶ Structure of golf plans and daily green fees remain the same as 2024.
- ▶ Golf operating budget reflects approximately 300k loss due to the OC closure.
- ▶ 5% rate increase to accommodate increase in normal operating expenses.
- ▶ South Carolina tax change for golf plans removes the 5% state admissions tax. Note that 5% state and 2.5% county admissions remains on daily green fees.

Golf Plan Rates

2024 vs. 2025

<u>Plan</u>	<u>2024</u>	<u>Tax 5%</u>	<u>Total</u>	<u>2025</u>	<u>Tax 0%</u>	<u>Total</u>
SP	\$ 2,512	\$ 126	\$2,638	\$2,638	0	\$ 2,638
CP	\$ 4,268	\$ 213	\$4,481	\$4,481	0	\$ 4,481
SS	\$ 764	\$ 38	\$ 802	\$ 802	0	\$ 802
CS	\$ 1,299	\$ 65	\$1,364	\$1,364	0	\$ 1,364
S9	\$ 319	\$ 16	\$ 335	\$ 335	0	\$ 335
C9	\$ 541	\$ 27	\$ 568	\$ 568	0	\$ 568

2025 Daily Green Fee Increase Compared to 2024 Rate

SCHH GOLF PLAN	Okatie Creek & Hidden Cypress				Argent Lakes			
	18 Holes		9 Holes		18 Holes		9 Holes	
	AM	PM	AM	PM	AM	PM	AM	PM
Standard	+\$2	+\$2	+\$1	+\$1	+\$2	+\$1	+\$1	+\$1
Premium	+\$1	+\$1	+\$1	+\$1	+\$1	+\$1	+\$1	\$0
Resident 9-Hole	+\$3	+\$2	+\$2	+\$1	+\$2	+\$2	+\$1	+\$1
SCHH Resident (no plan) & Guests	+\$3	+\$2	+\$2	+\$2	+\$2	+\$2	+\$1	+\$1
NOTE: PM rates	begin after 3pm		3/31 – 9/30					

2025 Golf Plan Registration

- ▶ **Golf Plan registration will begin after the HOA annual meeting Nov. 13th.**
- ▶ **Registration will be via an electronic document format sent by email and on the website.**

Questions

1. Please give your name and neighborhood as you begin.
2. Two minutes allotted for one question.
3. If you have more than one question, please go to the end of the line and wait your turn again.
4. For additional questions you may email:

Charlie Kent charlie.kent@schhca.com

Today's presentation and recording
will be posted on website and e-News on Thursday.

Thank you for attending!