



# ORLANDO ELKS LODGE NO. 1079

## NOTICE TO MEMBERS

### PROPOSAL TO REPAVE LODGE PARKING LOT

**JUNE 10, 2019**

The purpose of this message is to inform you that the Board of Directors of our Lodge has, subject to the approval of our members, the Florida State Elks Association, and our Grand Lodge, reached an agreement with All Asphalt Services, Inc. for the repaving of the parking lot adjacent to the Lodge proper for the sum of \$70,730.00.

The facts and circumstances pertinent to that proposal are as follows:

- **Background Information:**

The Lodge building located at 12 North Primrose Drive was constructed in 1971 and includes a paved parking area which, although it has been repaired and resurfaced in years past, has now reached the end of its useful life.

A survey of the Lodge's real property, including the parking lot as well as the buildings and other improvements to our property, was recently commissioned and has now been completed. That survey is lengthy but can be reviewed in its entirety at the Lodge by anyone who may have an interest in doing so.

The survey reported on the condition of the lodge itself, the parking area referred to above, and various items of systems and equipment found within the lodge, including heating and air conditioning equipment, plumbing equipment, kitchen equipment and so forth. That survey concluded that our parking lot had, for all practical purposes, reached the end of its useful life and needed to be repaved and given priority attention because of that fact.

The Lodge thereafter solicited bids for the work recommended by our surveyor. Several of the bids which the Lodge received contemplated adding a one inch layer of additional asphalt to our existing lot. The American Society of Testing & Materials (now known as ASTM International), recommends a minimum application of one and one-half inches of additional asphalt when resurfacing properties such

as our own, and the bid from All Asphalt Services, Inc. is the only bid that met or exceeded that requirement.

- **Funding**

A portion of those funds which the Lodge received from the sale of the property it formerly owned near the Citrus Bowl, known to most of us as the Boy Scout property, will be used to fund this expense, subject to the approval of the Grand Lodge and our State Sponsor. We are holding approximately \$237,000.00 in the restricted savings account from the proceeds of the sale of the Boy Scout Property at the present time. Should this project be approved by the membership, the FSEA and the Grand Lodge, the balance on had from such proceeds will be reduced to approximately \$167,000.00.

- **The Terms of the Proposal**

The terms of the proposal provide for the payment of the contract price upon completion of the work and not before.

- **What Happens Next**

The Board of Directors have settled upon the terms and conditions of the proposal referred to above, and believe them to be in the best interest of the Lodge. Two-Thirds of the Lodge members then present when the proposal is brought to the floor of the Lodge for a vote must nonetheless approve it before it will become binding upon the Lodge, following which the proposal as well as the manner in which it is to be funded must additionally be approved by our Grand Lodge and our State Sponsor.

**THE LODGE MEETING AT WHICH A VOTE ON THE PROPOSED SALE WILL BE TAKEN WILL BE HELD AT 7:30 P.M. ON WEDNESDAY, JUNE 26.**

**YOU MUST BE PRESENT TO CAST YOUR VOTE!**

Your Board of Directors will be prepared to such questions as may arise regarding the proposed sale at our Lodge meeting on June 14 and, of course, on the night that the vote will be taken.

- **Commonly Asked Questions**

**Q. What happens if our members do not approve the proposal?**

A. It will not be forwarded to the Grand Lodge and our proposed agreement All Asphalt Services, Inc. will become null and void.

**Q. Can I get copies of the survey and the Proposal referred to in this message?**

A. Copies of that survey as well as the Proposal may be reviewed at the offices of the Lodge Secretary.

William Smith  
Exalted Ruler