

PACC 2028 Updates

Your feedback has played an important role in shaping the next phase of PACC 2028: Elevating Tradition. After months of conversations, questions, and thoughtful input from our membership, we’ve refined the plan to reflect what matters most to our members and the future of the Princess Anne.

Scope

Please note that, based on Member feedback, the originally proposed wine room has been removed from the scope.



Breakers

- ✓ New, Larger Kitchen & Storage
- ✓ Re-envisioned Dining Room
- ✓ Expanded Outdoor Bar & Dining
- ✓ Relocated & Enlarged Concession
- ✓ Refreshed Locker Rooms



Pickleball Facility

- ✓ Temperature Controlled Building
- ✓ Four Indoor Courts
- ✓ Seating/Socialization Space
- ✓ Restroom



Driving Range Comfort Station

- ✓ Ladies & Gentlemen’s Restrooms
- ✓ Amenity Area
- ✓ Golf Storage/Ball Washing Room
- ✓ Enhanced Landscaping



Fitness/Wellness Center

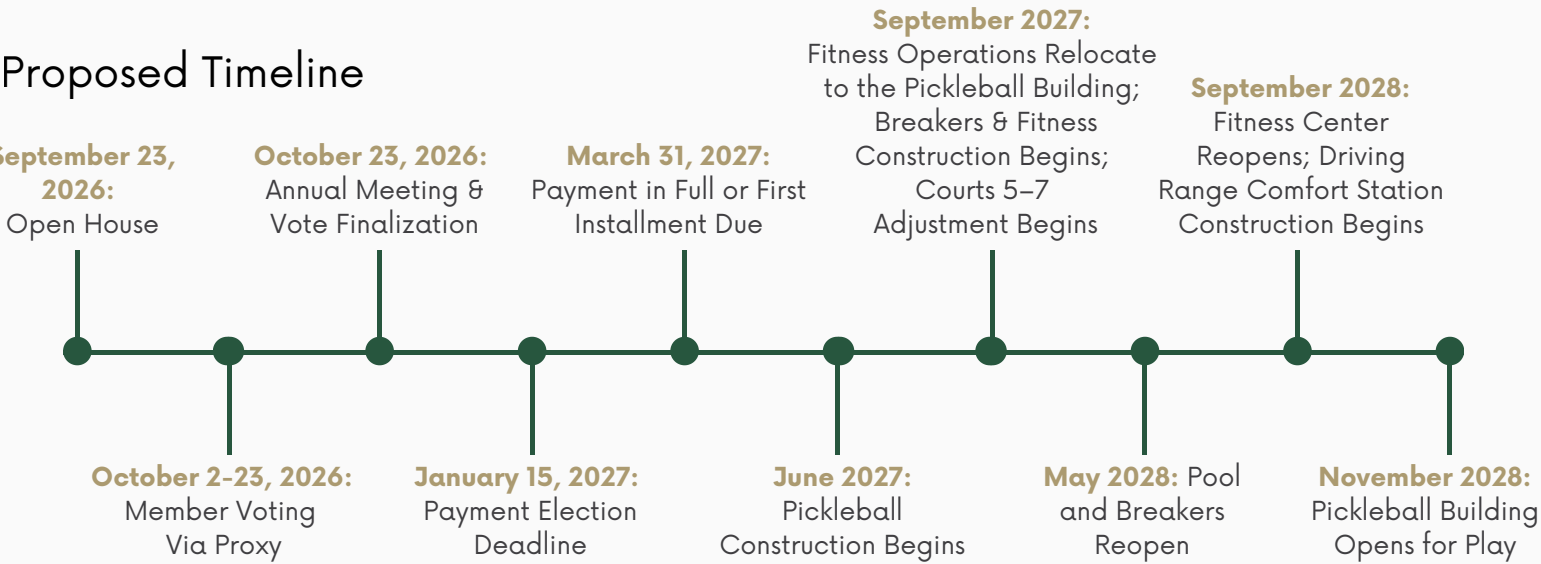
- ✓ New Entry with Elevator
- ✓ Reception Area with Lounge Space
- ✓ Steam Rooms and Saunas
- ✓ Additional Spa/Treatment Rooms
- ✓ Expanded Group Fitness Rooms
- ✓ Larger “Gym Floor”



Tennis Air Structure

- ✓ Second Bubble & Associated Infrastructure
- ✓ Adjustment of Courts 5-7 to East
- ✓ New Bubble Storage/Tennis Maintenance Building
- ✓ Sidewalk Adjustment

Proposed Timeline



Total Project Costs — \$21,524,840

- Breakers/Fitness: \$11,204,781
 - Driving Range Comfort Station: \$293,455
 - Tennis Air Structure: \$1,358,045
 - Pickleball Building: \$1,450,210
- Design: \$1,812,824
 - Permitting/Fees: \$190,000
 - Administrative Costs: \$80,000
 - Furniture/Fixtures/Equipment: \$2,195,000
 - Contingency & Escalation: \$2,940,525

Project Funding

To fund the PACC 2028: Elevating Tradition capital improvement plan, the Club will use a combination of an upfront Member investment, refinancing of the Club’s current debt, and an increase to the monthly capital fee.

Revised Assessment Structure & Payment Options

In response to Member feedback, the upfront Member investment has been reduced for all Members and better reflects our various membership categories. Additionally, the Board has approved the following assessment accommodations for Members aged 76 and better as of January 1, 2027:

- Members age 85 and better will not be required to pay an assessment.
- Members ages 76–84 will pay a scaled assessment based on age. Please view the assessment schedule below.

To make payment of the assessment as manageable as possible, we are offering two options:

- Pay in full by March 31, 2027 **OR**
- Make four bi-annual payments over two years. **Please note that this option includes interest.*

Payments due:

- March 31, 2027 / September 30, 2027 / March 31, 2028 / September 30, 2028

The goal is to provide payment flexibility while allowing us to move forward with these important investments to our Club in a fiscally responsible manner in the shortest time period.

AGE	MEMBERSHIP CATEGORY/ ASSESSMENT IN FULL				OR 4 BI-ANNUAL PAYMENTS			
Age as of Jan. 1, 2027	Resident Full / Athletic / Surviving Spouse	Resident Social	Non-Resident Full / Surviving Spouse	Non-Resident Social	Resident Full / Athletic / Surviving Spouse	Resident Social	Non-Resident Full / Surviving Spouse	Non-Resident Social
Full Assessment 75 & Younger	\$13,500	\$8,500	\$11,500	\$6,500	\$4,050	\$2,550	\$3,450	\$1,950
76	\$12,150	\$7,650	\$10,350	\$5,850	\$3,645	\$2,295	\$3,105	\$1,755
77	\$10,800	\$6,800	\$9,200	\$5,200	\$3,240	\$2,040	\$2,760	\$1,560
78	\$9,450	\$5,950	\$8,050	\$4,550	\$2,835	\$1,785	\$2,415	\$1,365
79	\$8,100	\$5,100	\$6,900	\$3,900	\$2,430	\$1,530	\$2,070	\$1,170
80	\$6,750	\$4,250	\$5,750	\$3,250	\$2,025	\$1,275	\$1,725	\$975
81	\$5,400	\$3,400	\$4,600	\$2,600	\$1,620	\$1,020	\$1,380	\$780
82	\$4,050	\$2,550	\$3,450	\$1,950	\$1,215	\$765	\$1,035	\$585
83	\$2,700	\$1,700	\$2,300	\$1,300	\$810	\$510	\$690	\$390
84	\$1,350	\$850	\$1,150	\$650	\$405	\$255	\$345	\$195
85+	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Capital Fees

To fund the Club’s annual capital replacement reserve and the debt refinancing to execute the PACC 2028 plan, the monthly capital fee will increase as follows. While no amount has been set to date, the Board anticipates additional increases in 2027.

November 2026

- Resident Full/Athletic: +\$125/month
- Resident Social: +\$75/month
- Non-Resident Full: +\$100/month
- Non-Resident Social: +\$50/month

Dues

Additionally, effective November 1, 2026, as part of the Club’s normal operations, there will be a dues increase of:

- Resident Full/Athletic: +\$50 per month
- Resident Social: +\$25 per month
- Non-Resident Full: +\$50 per month
- Non-Resident Social: +\$25 per month

Please note that these increases are scheduled to take place regardless of the outcome of the vote on the PACC 2028 plan.

