

10-Year Plan FAQ

10-Year Plan Overview, Process & Staffing

What is the 10-Year Plan?

The 10-year Plan is a capex spending plan that will, 1) set forth the next ten years of capital projects, including both repair & maintenance and development projects, 2) project aggregate costs, and 3) include a financing plan to cover those costs.

What is the difference between the site plan and the 10-year plan?

This 10-Year Plan initiative's two core components include, 1) the site plan, and 2) the 10-year capital plan.

The site plan, also called a vision plan, is a schematic of an alternative layout of our campus. It incorporates our recent acquisitions, considers our operational necessities, and balances the priorities of our uses and activities. The site plan is a creative design exercise in programmatic, logistical and spatial problem solving intended to reflect our collective consensus of the most optimized version of what our campus can become. Once complete, the site plan will serve as the vision to guide capital spending decisions for decades.

The 10-year capital plan is a 10-year capital spending plan that will target three areas – 1) clubhouse, 2) campus and 3) waterfront. The process of populating that plan involves assembling the long list of repair & maintenance projects and development projects, and determining which of them can and should be done over the next ten years.

We regard this 10-Year Plan as the first of several 10-year plans that will be required to fulfill the vision of the site plan.

Who will decide what projects to include and how will they be prioritized?

The plant & Facilities Committee maintains a 10-year schedule of repair & maintenance projects, driven by asset age and target replacement dates. The Long-Range Planning Committee, working with the 10-Year Capital Planning Committee, will propose development projects with considerations to member impact, affordability and the ability to execute with minimal seasonal disruption.

What are the specific selection criteria for including development projects?

Development projects will be prioritized in accordance with the following:

- Adherence to long-range campus and clubhouse plans
- Provide greater waterfront access
- Enhance campus safety
- Support year-round operations
- Enhance member experience
- Build capacity
- Work toward code compliance
- Improve staff experience
- Enhance and support climate resiliency

Will everything in the site plan happen in ten years?

No. The site plan will serve as our collective vision of what our campus can become. We expect it to take several 10-year plans to realize that vision.

Why is Corinthian pursuing this initiative?

1. It is important that we continue the legacy of yesterday's members who built and improved the club we enjoy today. We have the same obligation to future generations.
2. Our member demographics are evolving, and we need to build capacity and enhance our facilities to support those changes.
3. We need to be strategic regarding the deployment of capital to ensure that every dollar spent is working to achieve our long-term goals.

What is the budget for this initiative?

The EC approved a 2025 budget of \$75,000.

Who is leading this initiative?

Commodore Renney is the driving force. The project is being led by an ad hoc committee formed in 2024 by the flag officers specifically to advance this initiative. The committee is chaired by Kim Pandapas and includes club leadership plus representatives from the Finance, Long Range Planning and Plant & Facilities Committees. Expect the committee to disband after successful completion.

10-Year Capital Planning Team Members				
Flag	EC & Former EC	Finance	LRP	P&F
Karl Renney	Jim Raisides	Duncan Perry	Dan Gabriel	Ryan Quick
Doug Sabin	John Welch	Pam Herbst	Karen Finocchio	Tom Larco
Steve Uhl	Sean Greely	Elliot Katzman	Elise Nash	
			Kim Pandapas	

What have you done to inform, engage and involve membership in this?

Soliciting the views of our members has been a core focus since the beginning. A partial list of communications initiatives is below.

1. Campus assessment – this 2024 initiative involved soliciting the views of members, committee chairs and staff as to what was working, what could work better and what was on the wish list.
2. White Paper – The committee wrote a 20-page overview of the project, and made it available to members in March 2025. You'll find it [here](#).
3. Committee email – members have been and continue to be encouraged to send comments and questions to 10yearplan@corinthianyc.org.
4. Dedicated Web Site – The committee built and maintains a 10-Year capital Plan web site at <https://corinthian10yearplan.org>.
5. Member Survey – Completed in May 2025. Results [here](#).
6. Member presentations – The committee has worked to engage members on multiple occasions through overview, update and feedback presentations, including:
 - a. 2025 Annual Meeting
 - b. 2025 Opening Day meeting.
 - c. Member presentation in the Ball Room on April 22nd.
 - d. KMDG listening session, in the Ball Room on April 29th.
 - e. KMDG listening session, on Zoom on May 1st.
 - f. KMDG preliminary design presentation on July 1st.
 - g. KMDG design and listening session, on Zoom on September 23rd.

As of this writing, there are more presentations planned for the fall and for the 2026 Annual Meeting. We expect a special meeting will be called to discuss and vote on the plan in the spring of 2026.

7. Clubhouse displays – Boards outlining our first two preliminary design options were on display in the Trophy Room in July and August 2025, and smaller placards were spread around the club.

How do I contact the committee?

Email 10yearplan@corinthianyc.org

Where can I get more information?

Visit <https://corinthian10yearplan.org/>.

Cost & Financing

How much will all this cost?

The capital costs associated with the 10-year plan have not been estimated yet, because the projects to be included in this first 10-year plan have not been selected yet.

The gameplan is to inventory all projects, including waterfront, clubhouse and campus, and then with the help of KMDG and the Long-Range Planning Committee, select the first few for inclusion, with a focus on cost efficiency, maximum member benefit and minimal disruption.

We expect a handful of projects to be included in this 10-Year Plan while others may take 20-30 years to achieve. But they will be sequenced thoughtfully and strategically to ensure the most efficient use of capital.

How will the club pay for this? Please describe the expected sources of capital.

Sources and Uses of Capital					
Uses	Sources of Capital				
	Initiation Fees	Operating Surplus	Capital Dues	Debt	Assessment
Repair and Maintenance Projects	XX	XX		XX	XX
Development Projects			XX	XX	XX
Capital Acquisitions			XX	XX	XX
Real Estate Expansion			XX	XX	XX

Sources of Capital

1. **Initiation Fees** – All initiation fees will continue to be used to support repair and maintenance across the club. If warranted and approved by the Executive Committee, excess funds may be added to the restricted Capital Account to support capital acquisitions, development projects and real estate expansion.
2. **Operating Surplus** – Any operating surplus will be used to support repair and maintenance across the club. If warranted and approved by the Executive Committee, excess funds may be added to the restricted Capital Account to support capital acquisitions, development projects and real estate expansion.
3. **Capital Dues** – If approved, Capital Dues will serve as the primary funding source for development projects and capital acquisitions. All Capital Dues will be held in a restricted Capital Account and allocated to approved projects through a 2/3 vote of the membership.

4. Debt – From time to time, the Club may borrow money if approved by the membership to fund phases in whole or in part of the 10-year plan.
5. Capital Assessment – From time to time, the Club may initiate and assessment if approved by the membership to fund phases in whole or in part of the 10-year plan.

What are capital dues?

We will propose that members be assessed capital dues, which are a separate category of dues in addition to regular dues. Capital dues are expected to be sized as a percentage of regular dues and assessed monthly. Capital dues will be level, affordable monthly payments earmarked specifically for the restricted capital account, which will accrue solely for the purpose of funding development projects. Each release of funds from the restricted account to support specific projects will be subject to a 2/3 vote of the membership.

Will all categories of members be asked to pay the same level of capital dues, or will contributions follow a sizing regimen similar to regular dues?

Capital dues will be a set percentage of whatever regular dues members pay.

Am I going to get assessed?

Assessments may be needed from time to time if the restricted capital account balance is insufficient to fund an initiative. In that circumstance, the assessment would be proposed by club leadership as it always has, and subject to a 2/3 vote of the membership.

As an older member, what value does this long-term plan provide me? Why should older members be asked to support it?

This is an important question. Some benefits of this initiative will not be realized for ten years, and other benefits may take 30-40 years. So why should today's members (of any age) support it?

The short answer is, because it's the right thing to do. Our club, as it exists today, is the product of contributions made by past generations of members, who at the time probably asked the same question. Their willingness to invest in the club's future to achieve goals they wouldn't be around to experience resulted in the facility we enjoy today. We, as current stewards of the club, have the same obligation to the next generation that past generations had to us.