

OK Mission Tennis Club Bubble Project

FAQ #1 posted March 21, 2022

1. What will be the dates when the bubble will be up and courts 1, 2 and 3 will be covered?

The bubble will be up on Oct 1 of each year and be taken down on April 30 of the following year for a 7-month season.

2. How long does it take to put up and take down the bubble?

Putting up and taking down the bubble takes approximately 24 hours.

3. How long will the initial construction phase for the first fall/winter season (i.e. fall 2022)?

The estimated time for initial construction and set-up of the bubble facility will be 2 - 4 weeks in Sep, 2022. Courts 1, 2 and 3 will not be completely out of service during this time and will be open for limited play.

4. I am a spring/summer player with an outdoor membership at OK Mission TC. Where will I play on good weather days through the fall, winter and early spring months?

Courts 4, 5 and 6 will always be available for play year-round (weather permitting). Also, Tennis Clubs of Canada will make the indoor facility available to OK Mission TC from Apr 15-30 and Oct 1-15 at the hourly court rate fee only without the requirement of an annual membership. Also, should the bubble not be down by May 1 in a given year, OK Mission TC outdoor members will have free access to all courts until the bubble is down.

5. What about noise from the air fans and pumps? Where will this equipment be located?

This equipment is very quiet and Tennis Clubs of Canada has not had any noise complaints over their 40 years of operation. This equipment is expected to be located somewhere in the green grassy triangle between courts 1, 2 and 4.

6. Will there be fall/winter programs offered for youth who do not have the means to pay for a membership?

Tennis Clubs of Canada has a wide variety of programs including free lessons and a financial assistance program.

7. What is the maximum number of memberships sold and will OK Mission TC spring/summer members get first priority for fall/winter indoor memberships?

Based on Tennis Clubs of Canada's experience with other facilities, a ratio of 100 members per court will be used so based on a 3-court bubble there will be 300 members. OK Mission TC spring/summer members will have first priority for fall/winter indoor memberships and if memberships remain available after Aug 15 of a given year they will then be offered to the general public.

8. When will OK Mission Tennis Club members get to vote on the bubble project and Tennis Clubs of Canada proposal?

An OMCHA special general meeting date will be announced and all OK Mission Tennis Club members who are also OMCHA members will receive a full presentation on the bubble proposal and will be given an opportunity to vote on the project. (see OK Mission Tennis Club website for details on membership and dates)

9. Will having a for profit company affect our charitable status?

No, we have advice from a professional accountant that our category for charitable status is to provide an amenity. How money is raised is of no concern to CRA as long as money spent is used for the purposes of the organization which is to operate the hall and the tennis facility.

FAQ #2 posted April 6

10. Why is a 20-year term required?

The proposed 20-year term is consistent with the terms that Tennis Clubs of Canada ("TCC") has with its other operations. As TCC is undertaking a significant capital investment, the term proposed provides a sufficient period to ensure that their investment is financially feasible.

11. How can the club terminate the agreement? What is the penalty?

Our lawyer will work with us in the final agreement to ensure that in the case of material default of the agreement by Tennis Clubs of Canada that is not cured in the agreement, the agreement may be terminated without penalty.

12. Why doesn't the Club just finance and operate the indoor facility itself?

Tennis Clubs of Canada consider themselves "facilitators". That is, they work with local groups to bring indoor tennis to their community. They understand and appreciate the various challenges around finances, resources, experience and expertise that community groups face when exploring indoor tennis opportunities. As evidenced at their existing community-based facilities, over the past 40 years at 5 locations, TCC is able to overcome the obstacles aforementioned. They are essentially assisting the community in bringing their vision of indoor tennis to reality.

As TCC has always partnered with municipal governments, and local not for profit organizations, they indicated that "it was with purposeful intent that we created the following two Core Values of our company: 1. Sense of Community 2. Building Relationships. We feel fortunate to have created such wonderful relationships with the local communities where our clubs operate."

13. If there are only 2 courts for indoor tennis, will only a limited number of members be able to join?

The future of other new facilities in Kelowna is unknown at this point, and the local tennis community has made concerted efforts for many years to provide more indoor

tennis. A 2-court facility would provide membership to a maximum of 200 people which may not necessarily satisfy all interest at this point. It would allow for Mission Tennis Club members to have access to a year-round tennis facility. With the uncertainty of any other options, we believe this is a positive step towards increasing the opportunity for indoor play in Kelowna.

14. As the Bubble would be up during October and April, outdoor play will be decreased. Isn't this a negative?

Courts 4, 5 and 6 will always be available for play year-round (weather permitting). Also, TCC will make the indoor facility available to OK Mission TC from Apr 15-30 and Oct 1-15 at the hourly court rate fee only without the requirement for an indoor membership. Also, should the bubble not be down by May 1 in a given year, OK Mission TC outdoor members will have free access to all courts until the bubble is down.

The average temperature in April and October is between 3 – 8 degrees in Kelowna. In the GTA, where TCC's other clubs run indoors in April and October, the average temperature is actually between 3 – 10 degrees. Even at the TCC locations where there are indoor and outdoor options for April and October, when the temperatures are below 10 degrees, the significant majority of players choose to play indoors. That is, many of our members are playing on the outdoor courts during the colder months likely because they don't have the option for indoor play—now we would have both options!

So, during these cooler months, not to mention rain and snow, as evidenced by members of other TCC facilities, we actually see it as a positive to have the option of indoor tennis during April and October. As an example, the forecast in Kelowna from April 4 – 18 shows a low of -3 to +6 degrees. It is likely most players would prefer to play in warm indoor conditions than brave these cold outdoor temperatures. If not, they still have the option of playing on the 3 outdoor courts—win, win situation!

15. Does this project seem "rushed?"

Winter tennis has long been a desire for our club. As long as twenty years ago discussions occurred on its viability and funding. Three years ago, a subcommittee of the Tennis Committee was formed to explore the idea of having Winter Tennis at the club. Since its formation, the subcommittee has provided progress reports on a number of occasions to both OMCHA as well as the Tennis Committee. It has taken this period of time to develop a viable proposal that is now being presented to the membership. All questions and concerns are being addressed allowing for thoughtful consideration.

16. Do other companies do what this company does?

Yes, and the MT subcommittee has explored this question and determined that TCC is the best option for our club. They have operated for 42 years in the tennis space and have been nothing but professional in all discussions. We have spoken with other clubs that use TCC. They come to us with an impeccable record.

17. Why would this not be on Dehart Park?

Dehart Park is just that... a park. Land use stipulations specify that a structure is not permitted without major revision to the land use agreements. In discussions with the City they have indicated this would be a very lengthy process.

18. Will this hinder our "charitable" status?

No. As explored with legal and accounting advice. Our charitable status would not be in jeopardy in any way due to entering into an agreement with TCC.

19. All benefits seem to be for TCC.

Please see Winter Tennis Proposal for benefits to Mission Tennis. These include, Winter tennis, increased court time during off season, year-round health benefits, year-round programming, lessons, kids camp etc., negligible liability as opposed to risks of ownershipto name a few...etc. TCC will pay rent for court and clubhouse usage. In addition, maintenance costs for both would be shared 7/12 for TCC and 5/12 for Mission tennis.

20. Will any Mission Tennis member benefit financially from the association with Tennis Clubs of Canada?

No. TCC is completely arm's length from all members of OMCHA as well as the Mission Tennis Committee. No financial benefit accrues to any party other than Mission Tennis Club

This FAQ document has been prepared and presented by the Winter Tennis Committee which is Mark Sadlowski, David Thomas and John Matthews who have been working together with Tennis Clubs of Canada, who would be the owner/operators of the bubble for Okanagan Mission Tennis Property.

Any further questions for the winter tennis committee please contact the writers:

John Matthews – Tennis Committee Chair – jcmatthews@telus.net

David Thomas – OMCHA Board President – davidathomas@live.ca

Mark Sadlowski – Vice Chairman Winter Facility Committee – msadlow@gmail.com

Any questions for board of directors please email: okmissionhall@shawlink.ca

Any questions for tennis committee please email: info@okmissiontennis.org

The Tennis Committee, Board of Directors and OMCHA Manager take no responsibility for the responses provided in this document.