



THE OAKS CLUB

Fact Sheet for Realtors and Prospective Buyers

Size

The Oaks Club covers 1,000 acres with a portion along Little Sarasota Bay. Bertha Potter Palmer and her subsequent heirs owned the parcel of land before it was sold to the Propps Group, the first developer of The Oaks. It was the first gated community in Sarasota. There will never be another tract of land with this storied history available in the county. Some of Mrs. Palmer's influence is still visible in Oaks Bayside.

The Oaks Club is a member-owned and member-governed club. The Club has a professional staff that runs day-to-day operations and a Board of Governors of nine Equity members elected by the Equity members.

Neighborhoods

The Oaks has three distinct neighborhoods, and all property owners are members of the Club:

- Oaks Clubside is a residential community of 340 homesites of one-half acre or larger. Homes are required to be at least 2,400 sq. ft. and have side-loading garages, though homes are much larger. St. James Court, close to the clubhouse, has nineteen smaller homesites with homes smaller than 2,400 sq. ft. with front loading garages. Clubside has its own homeowners association (\$1,600 per year) and architectural review board.
 - Oaks Bayside has 195 lots and was the first part of The Oaks to be developed. There are still lots available, and there is no deadline for when one must be built. Some homes are built on two lots. Five homes are on the bay with their own docks, and there is a community day dock. A number of the lots are situated on an eagle preserve. There is a Bayside homeowners association (\$4,000 per year) with its own architectural rules for building.
 - Oaks Preserve is a gated community with several types of residences. All owners pay The Preserve association fee of \$2,140 per year, paid quarterly.
 - *Bishopscourt* includes 46 ranch-style villas, three two-story homes, and one lot. Some homes have pools, and the homes vary in size. It also has a community pool and gathering facility.
 - *Bishopscourt Townhouses* encompass two maintenance-free buildings, each with six townhouses with access to the Bishopscourt clubhouse and pool area.
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- *Emerald Woods* is made up of 30 maintenance-free villas of 2,000 to 2,300 sq. ft. Many homes have private pools. An additional association fee of \$500/ quarter covers landscape maintenance and cable TV.
- *The Meridian* condominiums overlook Sarasota Bay from four ten-story towers with two towers having 29 units on eight floors and two having 31 units over two floors of parking. There are also two eight-story towers with seven floors of living and one of parking with 19 condominiums each. There are penthouses on the upper three floors of buildings I and II and the top floor of building III-VI. The condominiums range in size from 2,000 to 4,000 square feet. The Meridian complex has its own pool and fitness center as well as a barbeque area. There are separate homeowners associations, condominium rules, and condominium fees for each tower.
- There are also ten estate lots and one home in The Preserve.

Golf

The Oaks Club Golf Pro Shop: 941-966-2191

Members of The Oaks Club enjoy two championship courses—the Eagle and the Heron—with scenic views and challenging contours for a superior playing experience. These courses appeal to highly skilled players, yet remain playable for golfers of all skill levels. Abundant tee times and numerous events have created a Club that is a golfer’s paradise. In 2007, the Club completed a full renovation of the Eagle by world-renowned course architect, Arthur Hills. A slide show tour of both beautiful golf courses can be found on the Club website at www.theoaksclub.com.

During the busiest time of year, there are about 70 players per course per day at The Oaks Club, including group rounds, men’s and women’s golf events, as well as wonderful couple events with dinner afterwards. Both eighteen-hole events and nine-hole events are scheduled throughout the year, including tournaments with prizes. There are five tee alternatives for each hole. There are two practice ranges and weekly golf clinics. The Oaks Club has a fully staffed golf pro shop with five teaching pros in the winter, including the Director of Golf who is a Master Teaching Professional, and four in the summer. Tee times can be made three days in advance either by calling the pro shop or reserving on-line. There is a membership cap of 680 golf memberships at the Club, and there are currently 659 members. During the summer months, the Club has reciprocal arrangements with selected other local private clubs.

Eagle Golf Course: This eighteen-hole course, designed by Arthur Hills, runs along the perimeter of The Oaks Clubside neighborhood. Eagle yardage ranges from 5,022 to 7,003, slope 147 from back tees, and is considered to be a top course in southwest Florida. It features Sea Isle Supreme paspalum grass from tee to green, widely considered the finest playing surface in golf.

Heron Golf Course: Originally designed by Willard Byrd, this eighteen-hole course is the interior Clubside course and the original course which opened in 1984. Heron yardage ranges from 4,986 to 6,695 yards and slope 136 from the championship tees.



Tennis

The Oaks Club Tennis Pro Shop: 941-966-3605

The Oaks boasts twelve Har-Tru® tennis courts, four of which are lit for nighttime play. The courts were re-done in 2008 with HydroGrid irrigation to maintain peak condition. There are ball machines and private lessons for all levels. The Oaks also has a fully-staffed tennis pro shop with three teaching pros. The Director of Tennis has a USPTA Number 1 rating and has completed the USTA's High Performance Coaching Program with recognition as a Specialist in Competitive Player Development. There are many competitive tennis leagues as well as individually group-arranged play, and tennis social events are scheduled on a monthly basis. Some events include both the tennis and golf groups with dinner in the Club afterwards.

Pool

The Oaks Club has a pool, heated year round. It is available for hosting parties as well as for pool aerobics. There is a children's playground adjacent to the pool.

Croquet

There is a regulation croquet court at the Club, and there are two days of competitive play weekly for all interested players. There is also instruction in the rules of play.

Social Activities

You are only a stranger for a short time upon arriving in The Oaks. It is a very welcoming and friendly community where members may be as involved as desired. Among the activities are:

- *The Oaks Women's Club:* All Oaks women are invited to join the Oaks Women's Club. There are monthly luncheons with programs during season and many options for participation in social, philanthropic, educational, literary, artistic, and cultural endeavors. It is a good place to meet friends and neighbors.
 - *The Oaks Men's Club:* Open to the men of the Oaks, there are monthly luncheons with guest speakers during season.
 - *Book Clubs:* Various book clubs are available clubwide or within The Oaks Women's Club for contemporary and classic book discussion groups.
 - *Bridge and Mah Jongg:* The Oaks has a thriving group of Bridge enthusiasts. In addition to the weekly Tuesday evening Bridge and duplicate, there are many smaller groups playing regularly in private homes. Mah Jongg is played on Wednesday afternoons.
 - *Wine Dinners:* The chef prepares special menus paired with select wines in an intimate setting for those who make reservations in advance.
 - *Special Events:* Other events include formal and informal dinner and dancing in the ballroom, as well as an annual two-day Art Festival centered around The Oaks members' art exhibitions. Other monthly events are chosen by the Social Committee and have
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included events such as Casino Night, Italian Night, and trips to the theater or sporting events in Tampa.

Dining

The Oaks Club offers three distinct dining rooms: the Grille Room and Bar, the Tavern, and the more formal Glen Room.

- *The Grille Room and Bar:* Overlooking the golf courses, the Grille Room offers a warm social atmosphere for friends to meet for casual dining or to relax after a game of golf or tennis. There is a separate bar and a screened porch. Golf and tennis apparel are permitted only in this venue. Its light and varied menu makes it a particular favorite for the entire family.
- *The Tavern:* The Tavern has a country club casual pub atmosphere offering an adult gathering area with a bar, plasma television, and dance floor. Members enjoy a varied menu such as Prime Rib dinner on Tuesday evenings, *prix fixe* dinners on Wednesday, and Family Night on Thursday, with a barbeque on Sunday evenings.
- *The Glen Room:* The Oaks Club formal dining room offers elegant surroundings and an excellent mix of wine and fine dining.

The Oaks Club dining facilities remain open throughout the summer. Both the clubhouse Library and the Card Room may be reserved for private parties or dining with reservations. The ballroom may be reserved for larger private events.

The Executive Chef is an award-winning culinary professional, whose culinary team creates extraordinary dishes for gourmet meals, special occasions, and memorable banquets.

For interested clients to enjoy a lunch at The Oaks while looking at property, a Realtor Passport is available from Kathy McManus as a complimentary way to sample the ambiance and the delicious food at the Club. *Please note that The Oaks Club dress code does not permit blue denim clothing or cargo shorts on Club grounds or in the dining rooms.*

Demographics of Members

Members come from all over the United States and throughout the world, and many continue to work as they have moved to The Oaks Club. Young families who are still working or are on second careers populate The Oaks and make for an interesting and vibrant community.

Children: There are currently approximately 200 children residing in The Oaks and attending many different schools in the area. The Club has a variety of children's golf and tennis programs as well as children's events and parties throughout the year.



THE OAKS CLUB

Club Membership

Anyone owning property in The Oaks is required to be a member of The Oaks Club. There are two types of memberships available: Equity and Social. Both spouses are full members of the Club with the rights and privileges with respect to the Club and the use of Club facilities, including serving on committees. Equity members and their spouses may also serve on the Board.

Equity Membership has a one-time fee of \$65,400 plus \$7,255 annual dues, \$65/month service charge, and \$240 quarterly capital charge. The annual minimum is \$900. This entitles the member to full golf and tennis usage and voting privileges in the Club. When the property owner sells and is released from the holding tank, 66% of the initiation fee is returnable. All other fees are terminated upon the sale of the member's property.

Social Membership carries a one-time, non-refundable fee of \$40,000 plus \$5,355 annual dues, \$65/month service charge, and \$150 quarterly capital charge. The annual minimum is \$900. This entitles the member to full use of tennis facilities and summer golf privileges.

The Oaks Club Membership & Marketing Director Danielle Hallman (941-966-5415 and e-mail address dhallman@theoaksclub.com) will be pleased to give your clients a tour of the Club and answer all questions. Please try to notify her in advance of your arrival. There is also a realtor section on The Oaks Club website www.theoaksclub.com behind the tab Realtor, which includes FAQs to help answer client questions. To access the realtor section, type in the password "oaksrealtor."

The Oaks Club Associate Program

Non-residents may join The Oaks Club as Associates. There are four categories of Associates, subject to annual renewal. A Wait List procedure may apply.

Golf Associates have a one-time, non-refundable fee of \$7,500 plus \$7,255 annual dues, \$65/month service charge, and \$240 quarterly capital charge. The annual minimum is \$900. This entitles Associates to full use of golf and tennis facilities and dining and social events.

Tennis Associates have a one-time, non-refundable fee of \$2,500 plus \$3,900 annual dues, \$65/month service charge, and \$84 quarterly capital charge. The annual minimum is \$900. This entitles Associates to full use of the tennis facilities and summer golf privileges as well as dining and social events.

Junior Tennis Associates (under age 50) have a one-time, non-refundable fee of \$1,250 plus reduced yearly dues and fees and the \$900 annual minimum. This entitles Associates to full use of tennis facilities and summer golf privileges as well as dining and social events.

Dining Associates have a one-time, non-refundable fee of \$1,250 plus \$3,590 annual dues, \$65/month service charge, and \$84 quarterly capital charge. The annual minimum is \$900. This entitles Associates to dining privileges and social events sponsored by the Club and use of the swimming pool and croquet court.