

Conclusions:

- i. Banquet space is an issue today and may become more of an issue in the future. The clubhouse is not sufficient in size or layout to host very large banquets, nor is the kitchen capable of handling large banquets over 250. When large banquets up to 250 are held, the entire facility is required, shutting down the Black Bear Pub.
- ii. The clubhouse is adequate to serve Big Canoe residents through build out, but there are still concerns and issues that should be tracked and monitored, and an action plan developed as conditions warrant. The kitchen, in its current configuration, is capable of handling a 35% increase in volume (seating/meals served). However, the clubhouse cannot accommodate 35% more seats.
- iii. When the Black Bear Pub was remodeled in early 2013 (converting the Mountains Grill into a conference room) it left the Sconti Point room with access only through the Mountains Grill Room or through the east side of the Dogwood Room.

Recommendations:

- i. **Construct Permanent Veranda Cover.** This would provide for a longer outdoor dining and socializing season. The MPAC recommends that a Veranda cover design be integrated with the clubhouse architecture and that the Pub entrance be redesigned to include a vestibule/air lock to prevent hot or cold air from entering the dining area. Space inside this door should be provided for seating when there is a waiting time – a significant portion of the Pub customers are elderly and would appreciate (or require) a place to sit while waiting. An additional vestibule/air lock is required on the door to the Veranda for the same reason.
 - **2018 Update:** The Veranda was constructed in 2014. **Recommendation Completed.**
- ii. **Expand Parking Capability.** See Parking section.
- iii. **Provide Better Access to Sconti Point Room.** With the reconfiguration of the Black Bear Pub and turning the Mountains Grill into a meeting room, the Sconti Point room is isolated since access is either through the Mountains Grill room or the former Dogwood room. When there are other meetings in these rooms it causes disruption of these rooms if the Sconti Point room is used. It is recommended that an access hall be constructed in the corner of the former Dogwood