

June 8, 2020

TO: White Bluff Property Owners
FROM: Marina Committee
Mike Bell, Chairman
RE: Marina Updates and Plans

To: Leonard Critcher, President, White Bluff Board of Directors
From: Mike Bell, Chair, White Bluff Marina Committee
Subject: Status of White Bluff Marina – spring 2020

The purpose of the report is to provide the Board of Directors and the Members of the POA with an update on the status of the White Bluff Marina and actions underway or completed and a vision of plans the Committee is considering for the next three years.

The White Bluff Marina Committee (WBMC) is to provide the Board of Directors with recommendations relating to the operations, growth, and safety of the Marina. Specifically, the Committee is responsible for making recommendations relating to: compliance with the Lease between the POA and the US Army Corps of Engineers (USACE); resourcing (staff and annual budget), five year plan and financial forecast; marketing and communications; Marina rules; slip fees; security and safety; operation of any retail sales (when available); coordination with the White Bluff General Manager and Staff; other duties as assigned by the BOD.

Members:

Mike Bell (Chair)
Terry Hatcher
Ned Wilmarth
Bob Valenta
Mike Miller
Mark Hepworth (Board Liaison.)

1. Actions completed by the Committee and/or staff and those scheduled to be underway this year:

- USACE Lease of Marina transferred to White Bluff POA effective January 1, 2020
- Completed inspection of docks for compliance with USACE Lease
- Set fee structure for slip rentals and temporary slips
- New slip leases sent out in February with an updated set of rules and regulations to ensure compliance with the new USACE Lease
- Added plates to each access doors to the docks to increase security
- Hired Marina Attendant (Memorial Day-through Labor Day)
- Contracted with Recon Services to replace 9 winch stands and place floats under dock walkways
- Docks cleaned and spider webs removed on a regular basis
- Sent Marina Survey to all members of the POA to determine what our constituents want in their Marina. Policy, fees and a process are in place for rental of covered or uncovered temporary slips at the Gas dock on a daily or weekly basis by contacting either the POA office or Security.

Note: The Committee wishes to thank Bill Finney and his staff for all the work they did and are currently doing to accomplish the above items

2. Slips Leased: (90% occupancy)

- Dock 1: 22 of 22
- Dock 2: 35 of 37
- Dock 4: 24 of 31

3. **2020 Revenues Received (as of May 31, 2020):** Slip Leases \$158,480 Temporary Dock \$1201

4. **Future Plans.** The Committee submits its recommendations with the Board each fall as part of the Budget Process and for the following three years. Note: each of these projects requires separate approval by the Board – based on funds available.

Major Maintenance/Capital Improvements

Year 1 (2020).

- Add floats to the ramps of all docks (Approved)
- Repair/replace 6 winch frames on Dock 4 to prevent failure in flood/high winds (Approved)
- Separate Docks 2 and 4 to permit safe access to the interior slips (Pending)
- Install new fuel system at Marina Market and Dock 3 to permit selling of non-ethanol fuel to trailer boaters and gas at the Dock. (Deferred)
- Build a fishing Dock and picnic area or provide a wider lake access to our property owners (Deferred)

Year 2 and 3 (2021/22) (Under Consideration)

- New Gas Dock /Winch frames
- Purchase new Dock Cable
- Replace Dock 4 with New Dock (if required)
- Repair Winch Frames on Dock 2
- Replace/Repair Winch Frames on Dock 1
- Add 40' slips to the end of Dock 1
- Add slips to the shore end of Dock 2
- Purchase two rental Pontoons
- Purchase Lake Pull Toys
- Open a Marina Store – possibly in the vicinity of the Gas Dock

The Committee will be reviewing these projects as part of the 2021 Budget Process incorporating guidance from the Board, input from our marina survey and committee discussions.

Operating Budget. The budget provides for lease payment to the USACE (2.1%) and basic services necessary to fulfill our contractual responsibilities to have a clean, safe and secure Marina. Expenses for the Marina are funded from fees received from annual slip leases and temporary slip leases at the Gas dock.

Respectfully Submitted on behalf of the Committee,
S/s *M. C. Bell*
Mike Bell, Chair