



WHEELER LANDING, INC
ANNUAL SHAREHOLDER MEETING
APRIL 20, 2024

The annual Shareholder Meeting was held in the Clubhouse from 100pm to 330pm.

33 shareholders, including some spouses, along with Board members, were in attendance.

Vice Commodore Charlie Card welcomed the attendees and introduced Board members. Shareholders introduced themselves. Charlie gave a snapshot of the past and present activities of the marina.

Treasurer Report – Bill Shaw

2023 actual spending and 2024 budget reviewed. Copies passed out to attendees.

2023 Completed Projects

- Replaced four 40', one 50', and one 56' docks and ramps.
- Power washed all docks and common areas prior to season opening.
- Replaced pool heater.
- Upgraded camera system.
- Replaced lawn sprinkler pump.
- Recovered from electrical failure affecting the NE corner.
- Rebuilt South seawall rip rap and restored shoreline.
- Purchased replacement Pump Out Machine (75% grant).
- Started changeover to LED lighting on power pedestals.
- Changed the Clubhouse to LED lighting.
- Started website advertising to boost revenue.
- Generated \$8700 through investment of our capital fund.
- Thanked all volunteers for their efforts on power washing, LED conversion, dock building, etc.

2024 Focus

- Rebuild boardwalk as required.
- Build and install 3 new wall docks.
- Replace bike racks.
- Demo or move small shed in NW corner.
- Repair drain covers in N and S parking lots.
- Replace roofs on fish house and pump out shed.
- Add windsock at channel entrance.
- Add welded wire fencing along river for geese deterrent.
- Replace and repair picnic tables.
- Continue changeover to LED lighting to reduce energy consumption and cost.
- Start 3-year project to replace pier dock ramps.

Harbor Master Report – Tom Roby

Updated the group on Spring recommissioning of marina, along with barge work starting April 22. For geese control, will spray lawn with geese repellent and install welded wire fencing along river instead of twine.

Leasing Report – Charlie Card for Adam Banta

- 82 slips leased or with deposits.
- Lots of new faces and newcomers to the marina.
- Adam Banta, Sales and Leasing Rep, to be at marina often during May, and by appointment.
- Hand full of slips available for lease, but only (5) 36' slips.
- Expect to lease quite a few more in the next 30 days.
- Open House on May 4th for Sales and Leasing.
- Shareholders should contact Adam to have their slips advertised for leasing or sale.
- Contract is required for Leasing Group to lease or sell your slip.
- Focusing on structured systems and processes to assure everyone has equal opportunity to lease their slip.

Pier Ramp Replacement Plan – Jim Bujouves

- Ramps to all 6 piers are in bad condition. Utility cables in the water, wood rotting out, buckling, etc.
- Bill Shaw had the idea of replacing the pier ramps with the FDS ramp design.
- Who is FDS? Floatation Docking Systems, dock construction company out of Cedarville, MI. FDS is currently replacing the four piers at Liberty Harbor, 1 per year, starting last Fall of 23. FDS has done many marinas in Michigan.
- Our plan includes the FDS standard aluminum truss-frame design ramp, followed by about 30-35 feet of the first part of the pier, joined by hinge adapters at the first set of spuds (pilings).
- On January 5th, the Board approved a 3-year plan to replace all 6 pier ramps, starting with F and G piers, since those piers are starting to buckle, and are the oldest of the piers.
- Work will commence 10/01/2024 on F and G piers, with completion in about 3 weeks.
- Forecast D and E piers October 2025, followed by A and B piers October 2026.
- Cost is \$350,000.

Shareholder Comments (for the Board to discuss at upcoming Board meetings, if needed.)

- Several questions to clarify Treasurer Report.
- Several questions to clarify Pier Ramp Replacement Plan.
- Several questions to clarify Barge Work.
- Several questions to clarify Leasing, Sales, and commissions.

Board Officer Election

- Bill Shaw, Justin Heidtman, Mickey Scharnott, Steve Brangwyn, and Brian Kunz running to fill 4 vacancies.
- Tom Roby collected votes, and counting done by Jim Bujouves, along with Tom.
- Results: Justin Heidtman and Mickey Scharnott were elected to 3-year terms, Brian Kunz for a 2-year term, and Bill Shaw for a 1-year term.

Submitted by:

Jim Bujouves