

Ford Yacht Club-Ten Year Plan
(Revised 5/19/04)

This document proposes actions to be taken by Ford Yacht Club over the next ten years.

Mission

To make improvements and add services to strengthen our membership. To maintain and improve facilities and revenue streams with minimal economic impact on current membership. Such that, within 10 years Ford Yacht Club is still recognized by Members, affiliates and guests as one of the premier Yacht Clubs on the Great Lakes...with appearance, amenities, and social atmosphere that makes FYC the place to be winter and summer.

Charter (from the FYC Constitution-written in 1947)

The purposes of the Club are to develop and manage a private yacht harbor and boat service; to acquire and maintain property required for these facilities; to provide a program of social and educational activities; and to provide these services and facilities on a co-operative basis at the lowest possible cost to the membership.

Operation

The Club is generally operated by Member volunteers for functions including: social and entertainment events (12 social events per year are mandated in the Bylaws), maintenance of building equipment and grounds, launch/haul-out and storage, etc. Purchased services are required for major actions. There are two full time employees to manage the clubhouse and grounds. Two part time employees manage the Club office. Additional part time employees work on a seasonal basis. The restaurant is contracted and all staff is the responsibility of the contractor.

All employees and contract personnel report to the Board of Directors. The BOD under the framework of the Constitution and Bylaws supervise the employees and manage the Club with input from the Membership.

Input is received:

- In open meetings of the BOD, General Business Committee, and other Operating Committees
- Through signed written comment cards
- Through the two surveys conducted over the past 10 years
- Through personal discussion with Members, employees, and the contractor
- Through signed written correspondence

Action is taken:

- By a vote of the Board of Directors for expenses within the annual budget and for projects within the annual Capital Spending limit of \$25,000.
- By a vote of the Board of Directors to establish Bylaws and policy for the operation of the Club

- By a vote of the Membership for major projects. Major project funding may be from “cash on hand” or through a Member assessment.

Financial:

The annual revenue of the Club is about \$1 Million. The annual expense budget for the Club is about \$ 900,000. As of January 1, 2004 working capital is \$258,434. Current debt is about \$1 million (primarily Clubhouse and electrical) and Member assessments are in place to pay down the debt.

Club revenue is primarily from summer dockage, storage, dues, and assessments. The lounge operates bar sales on a break-even basis. The restaurant contract costs about \$25,000/yr. Social program costs are about \$60,000/yr for boat race programs and rendezvous’, bands, Commodores Ball, Regatta, etc.

In keeping with our charter, all services are provided at the lowest possible cost. Compared to commercial marinas and other clubs on Grosse Ile, Member costs are very low considering the services and advantages of Yacht club life.

The projects planned for FYC over the next ten years will be funded from “cash on hand” or special assessment (if approved by the Membership). In any event, cash on hand in January of each year will be maintained at a level of \$150,000 minimum to protect against overspending and to handle emergencies as they arise.

Club Demographics

- The Club is about 34% sail and 66% power. New memberships 1990 to 2003 are running about 3 to 1 power
- Member turnover is about 30 Member families per year
- The Club is expected to get “younger” with more children and grandchildren using the facilities.
- Approximately 100 members have either a PWC and/or a small trailer boat-this is also expected to increase.
- Member primary boat size is getting bigger
- Approximately 50% of the membership live within a 15 mile radius of the Club
- There are 274 boat wells available to 340 equity members
- The By-Laws limit equity membership to 340. Regular and basic membership is limited to 60, and 75 respectively.

Note: there is no plan to increase Membership totals. The BOD believes that FYC Membership is appropriately sized considering present infrastructure (buildings, support staff, parking, boat wells, equipment, etc)

Looking back

Before looking ahead to the next ten years, it is appropriate to look back on accomplishments and what has happened to FYC and to the reputation of FYC.

Since 1990, the Ford Yacht Club has incorporated numerous improvements to grounds and facilities and social activities. These improvements have already established FYC as one of the better Yacht Clubs on the Great Lakes. Improvements include:

- ❑ Renovated/ expanded clubhouse...provides for more members and guests. Allows for better social events and private parties
- ❑ Moved the Board room upstairs and added a game room
- ❑ Pole barn...cleans up the grounds
- ❑ Children's play ground
- ❑ Added three picnic shelters for comfort and camaraderie
- ❑ Added heat and AC to office and game room and bathrooms
- ❑ Added smoke eaters to lounge and front lobby
- ❑ Dredging... a safe-deep water port for Members and transients
- ❑ Electrical upgrade
- ❑ Reinforced the end of Round Island for erosion control
- ❑ Renovated the sewer system
- ❑ Installed a new front entrance canopy
- ❑ New travel lift...now bigger boats can store at FYC
- ❑ New tractor...lift bigger cradles and helps beautify the grounds
- ❑ Landscaping and flowerbeds
- ❑ New flagpole
- ❑ Repaired West basin docks...safer and member request
- ❑ Testing new floating docks for East basin
- ❑ New patio and stairway to South balcony
- ❑ New sprinkler system
- ❑ New small boat harbor/single point lift

All these improvements have come at a reasonable cost to Members and have allowed more Members and visitors to use and enjoy the facilities and social events that FYC provides.

Forward planning

Looking ahead, the BOD believes that continuous improvement is necessary to maintain FYC among the best on the Great Lakes, and to respond to Member input and requests. The annual budget will address expense items to cover normal repairs, landscaping, dock repairs etc. The annual capital budget will continue to fund minor projects. This forward thinking plan addresses major projects that are expected to further enhance the appeal of FYC.

Currently we are reviewing 5 major actions that will be funded from cash on hand or through assessment if approved by the Membership. Prior to any action, a detailed description of the action will be sent out to the Membership for approval.

- ❑ Action 1...improve the safety turning basin behind the launch/haul out and service wells by cutting a 40'x60' area into Round Island. This would create 100' of turning space and allow for easy maneuvering into the wells without obstructing traffic in the

canal. Permits from the DEQ and CORE are on hand; approval from the Township is pending. The cost for the project is \$40, 000 and Membership approval is required.

- ❑ Action 2...provide access to Round Island by constructing a ferryboat that would dock normally on the mainland side and be motored to a dock within the safety turning basin on Round Island. Access to the Island for all members would allow, in time, the construction of nature trails and observation sites so that all Members could enjoy the natural beauty of Round Island. The cost for the project is estimated at \$10, 000, and Membership approval is required.
- ❑ Action 3...to insure preservation of the valued wetlands and marshes on the east side and south end of Round Island, we are working with the Grosse Ile Nature and Land Conservancy to develop a Conservation Management Agreement for the protection and preservation of these valued natural resources. There is no cost for this action, but Membership approval is required prior to entering into any Agreement.
- ❑ Action 4...a longer-term project is to build 10 to 20 large (20'x60') docks across from the service well adjacent to the turning basin on Round Island, or alternatively on the Trenton Channel near the small boat harbor. The permit process has not been initiated, further study is required, and pursuit of this project would require upfront commitment from a sufficient number of Members to make the project self-funding. Again Membership approval is required.
- ❑ Action 5... A project under development would address all building deficiencies through two simple additions. The deficiencies include: The Club business office is too small, the Lounge is too small, there is no good inside children's play area, the adult game room is isolated and inconvenient, the balcony storage areas for First Mates and Commodores are too small, and finally the kitchen is too small for efficient service.

A 24'x48' addition on the West side of the bar would solve most of the problems. A 15'x15' addition on the east side would alleviate Kitchen congestion. Both additions would make the Clubhouse more enjoyable and useable by the Membership. Details are being developed, but it is anticipated that the cost would be about \$150,000 if contracted out. The cost could be significantly less if generally contracted and partially built by the Membership and will be investigated further before any recommendations are made. Membership approval is required.

Note: Architectural drawings will be available in the Clubhouse for review.

Longer term

For longer-term projects we have listened to the input from Members and also "brainstormed" some ideas that require further development. In no particular order:

Marina:

- ❑ Standardize all dock posts with white vinyl covers and same height

- ❑ Add a sea wall to the inside of Banana Island for increased room within the harbor and for transient dockage.
- ❑ Add electrical/water to Banana Island for over flow docks
- ❑ Repair and or replace permanent docks as needed
- ❑ Replace all floating docks
- ❑ Additional dredging
- ❑ Docks on Round Island/Larger docks

Club House/Plant:

- ❑ Front of Club renovation/dining room expansion
- ❑ Remodel lounge area
- ❑ Remodel game room
- ❑ Remodel office area
- ❑ Remodel lounge office area
- ❑ Increase storage areas
- ❑ Repair North balcony windows
- ❑ Elevator to 2nd floor

Grounds:

- ❑ Add a tennis court
- ❑ Renovate the garage and add a bath/shower/laundry extension
- ❑ Add a swimming pool
- ❑ PA System on Grounds
- ❑ Asphalt more roads
- ❑ Gas docks
- ❑ Add a platform on the West harbor entrance point. An observation deck.
- ❑ Build or buy a large gazebo for parties, weddings, or just relaxing
- ❑ Improve playscape area
- ❑ Improve beach area
- ❑ Add parking spots
- ❑ Add second pole barn - including temperature control to store documents
- ❑ Keep improving in-ground sprinkler system

Equipment:

- ❑ Hydraulic trailer
- ❑ Climate controlled tractor

Summary

Ford Yacht Club is a well-run organized Club. We can make it better. The above projects that are proposed are within the mission statement, charter and our Member demographics. The projects respond to Member input to provide services and facilities at the lowest possible cost.

The Board of Directors requests your signed written comments on this Ten-Year plan by July 15, 2004.

