



Fishing Creek Farm Marina Master Plan Options

19 MARCH 2026



Agenda

- **Commodore's Remarks**
- **FCF Marina Challenges**
- **Goals for Marina CAPEX**
- **CAPEX Plan Elements**
- **Committee Organization & Process**



FCF Marina CAPEX Plan

Commodore's Remarks



FCF Marina Challenges

- **Multiple generations of construction within one facility**
 - **Varying ages for substructure and superstructure, pilings, utilities, etc. (1993, 2007, 2017)**
 - **Code upgrades**
 - **Vessel sizes increasing**
 - **Power requirements increasing**
 - **Replace in-kind or new technology with longer lifespan**
 - **Physical and regulatory restrictions**



Goals for FCF MARINA CAPEX

- **Address changing needs of current slipholders and planning for future needs of future slipholders**
- **Develop long-range plan that provides best value for marina replacement options (partial, full as existing, new technology)**
 - Identify key milestones for budget, phasing, and construction
- **Develop a financially sustainable asset model**
 - Near term, long term



CAPEX Plan Elements

- **Committee organization-“Form, Storm, Norm”**
- **Assessments of existing conditions**
- **Space utilization analysis**
- **Future growth projection**
- **Site development plans**
- **Financial forecasting**
- **Recommendation to Community and Board**
- **Phased implementation**



Discussion



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CAPEX MODEL SNAPSHOT

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Item	Description	Detail	CAPEX CONSENSUS	Finance Notes	Econ. Life	Repl. Cost 2020 (factor 1.035/actual 1.0946)	Notes & Recommendations	Interest Inflation	2021	M+D / BL	FCF Actual	Balance	Note	M+D /
										Res. Income	Expense	Line balance		Res. Inc
.KS, EXT. OF CLUBHOUSE Incl. S. Breeze?	1	Asphalt pavement, deep patch & overlay	Major excavation in areas, mill & overlay >2 inch.,	7	NOT RECOMMENDED UNTIL 2042 OR LATER	20	\$ 87,743.14	Fund out years 30-40%, use assessment for balance?		\$ 4,750.00		\$ 4,750.00		\$ 4,750.00
	2	Asphalt pavement, 2" mill & overlay	repair cracks, mill/overlay need to address grade issues on N side area	7	2022 OR 2023? Based on 2022 2" MILL/OVERLAY	20	\$ 43,871.57	10 years > deep patch, etc.		\$ 17,500.00		\$ 17,500.00		\$ 18,250.00
	3	Asphalt pavement, sealcoat	Fill cracks, liquid asphalt sealcoat	5	Performed on 5-yr. cycle	5	\$ 4,569.96	crack fill & seal needed		\$ 600.00		\$ 600.00		\$ 600.00
	4	Concrete curb & gutter, barrier	Sidewalks around Clubhouse/Pool	3	spot repairs 20% budgeted every 5 yrs. Full replace > 2040	30	\$ 19,079.43	20% every 5 yrs.?		\$ 825.00		\$ 825.00		\$ 1,650.00
	5	Concrete flatwork	Sidewalks around Clubhouse/Pool & portals	CTL 3	spot repairs 20% budgeted every 5 yrs. Full replace > 2041	30	\$ 20,260.39	20% every 5 yrs.?		\$ 765.00		\$ 765.00		\$ 765.00

Reserve Model Analysis Option 1 - Status Quo Option 2 - Hybrid Option 3 - Fully Funded



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Asset Importance

		Asset Importance		CHAUNCEY			COLLEEN			DEB			EAMONN			JIM			KRISTIN			COMMITTEE AVG.	COMMITTEE AVG.	CAPEX CONSENSUS	Finance Notes	Econ. Life	Repl. Cost 2020 (factor 1.035/actual 1.0946)	Not Recomm	
Item	Description	Detail	M+D 2017 Repair Urgency (2020)	Priority	Repair Urgency	Blend	Priority	Repair Urgency	Blend	Priority	Repair Urgency	Blend	Priority	Repair Urgency	Blend	Priority	Repair Urgency	Blend	Priority	Repair Urgency	Blend	Priority	Repair Urgency	Finance Plan Priority					
	M+D Study	2017																											
P/LOT, SIDEWALKS, EXT. OF CLUBHOUSE Incl. S. Brezner?	1	Asphalt pavement, deep patch & overlay	Major excavation in areas, mill & overlay >2 inch.,	6	4	6	5	3	5	4	2	5	3.5	3	5	4	3	3	3	2	4	3	3.750	4.667	7	NOT RECOMMENDED UNTIL 2042 OR LATER	20	\$ 87,743.14	Fund out 40%, use e for balanc
	2	Asphalt pavement, 2" mill & overlay	repair cracks, mill/overlay need to address grade issues on N side area	6	4	6	5.00	3	3	3	3	6	4.5	3	2	2.5	3	3	3	2	7	4.5	3.750	4.500	7	2022 OR 2023? Based on 2022 2" MILL/OVERLAY	20	\$ 43,871.57	10 years > patch, etc
	3	Asphalt pavement, sealcoat	Fill cracks, liquid asphalt sealcoat	1	4	2	3.00	4	6	5	4	3	3.5	2	4	3	2	2	2	2	2	2	3.083	3.167	5	Performed on 5-yr. cycle	5	\$ 4,569.96	crack fill & needed in 20% every
	4	Concrete curb & gutter, barrier	Sidewalks around Clubhouse/Pool	3	4	7	5.50	3	5	4	3	5	4	3	5	4	3	3	3	2	4	3	3.917	4.833	3	spot repairs 20% budgeted every 5 yrs. Full replace > 2040	30	\$ 19,079.43	20% every
	5	Concrete flatwork	Sidewalks around Clubhouse/Pool & portals CTL	3	4	7	5.50	3	5	4	3	4	3.5	2	3	2.5	3	3	3	2	4	3	3.583	4.333	3	spot repairs 20% budgeted every 5 yrs. Full replace > 2041	30	\$ 20,260.39	20% every
	6	Site Light, ornate double head	Pool Perimeter	7	2	7	4.50	2	6	4	2	6	4	3	6	4.5	3	3	3	2	7	4.5	4.083	5.833	7		25	\$ 4,433.13	Oper. Bud bulbs, mai
	7	Site Light, alum. Pole	Pool Perimeter	7	2	7	4.50	2	6	4	2	6	4	3	7	5	3	3	3	2	7	4.5	4.167	6.000	7		30	\$ 18,225.09	Verify unit
	8	Clubhouse Building well	FCF responsibility system feeds clubhouse, pool, marina major well work in past 10 year?	7	2	7	4.50	2	5	3.5	2	6	4	2	3	2.5	2	2	2	2	7	4.5	3.500	5.000	5	well pump? Replacement?	30	\$ 11,274.38	Remaining optimistic
	9	Clubhouse Building sewer ejector	AACO? Useful life exceeded, but actual use time probably much lower	1	2	7	4.50	2	5	3.5	2	2	2	2	3	2.5	2	2	2	2	1	1.5	2.667	3.333	3	AACO Responsibility No funding required at this time	20	\$ 11,274.38	based on install, pas life
	10	Path Signs & misc. components (allowance)																										10	\$ 1,691.16

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Reserve Model Analysis
Option 1 - Status Quo
Option 2 - Hybrid
Option 3 - Fully I
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