Summary of Marina Store (lower level) lease process:

Proposals were requested in the Fall of 2025 for lease of the store (lower level) of the Marina. Three parties expressed interest and provided written proposals. All three parties initially met in person with the marina store committee. Many questions were posed from both the committee and the interested parties. Each interested party provided further information on their business plan. The committee also requested for each party to provide a business P/L and start-up estimate for further review.

Based on the receipt of requested information, the committee selected two finalists to provide more in-depth information regarding their vision and their business plan. After review, the committee recommended that the full board should meet with the finalists to hear their presentations and ask further questions.

Based on the results of the information provided and the final interview process, Lakeview Wellness, Inc. was selected by the LSPOA Board of Directors as the new lessee of the lower lever of the marina. The committee and ultimately the board determined that their vision was the best fit for our community for the long-term. Lakeview Wellness also provides the capacity and funding for space renovation and long-term improvement of the building itself.

Although they will not be yet prepared this year to operate gas pumps for the 2026 season, they will be able to assume operation in Spring of 2027.
The LSPOA will operate the store/fuel for the 2026 season and will receive all profits from the store/fuel.

Key points-

- The board approved a lease amendment for a ten-year period starting April 1, 2026 for Lakeview Wellness, Inc. to include the entire building.
- Lakeview Wellness will pay all utilities for the store area (an additional $300-$500/month). Note that Lakeview Wellness currently pays all utilities for the upstairs portion of the building.
- Lakeview Wellness will use grant money to fully renovate the lower level.
- The POA will operate the store for the 2026 season offering fuel service and convenience store items such as candy, chips, soda, water and bait. Perishable grocery items such as milk, bread and eggs will not be carried. The POA will receive all profits from the store until Lakeview Wellness assumes store responsibilities.
  Note that the marina shop carries a full array of marine items such as life jackets, parts, lubricants, etc. for our community.

We are excited that Lakeview Wellness will continue to be a value-added part of our community!

We encourage you to review the information on the Lakeview Wellness website for a full description of their current and future vision of their plans to support our community!