

MINUTES
SANDYCOVE ACRES HOME OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

January 2, 2018

Present were: John Bicknell, President; Sharon Raycraft, Vice-President; Ted Gemmell, Treasurer; Pat Porth, Secretary; Paul Martel; Linda Morris

Regrets: Diane Elliott; Alan Leslie; Anne White

MINUTES OF DECEMBER 5, 2017, MEETING

Minutes as previously circulated accepted by motion of **Martel/Morris**.

FINANCIAL REPORT

SCA Homeowners Association Financial Statement

December 31st, 2017

	<u>Expenses</u>	<u>Income</u>	
Opening Balance			\$ 13,216.28
Memberships		\$ 90.00	
Memberships		290.00	
Computer Club for printing	\$ 60.00		
Special Occasion Permit	25.00		
Stationery	143.75		
Bank fee	4.00		
Bank charges (cheques)	38.37		

Total	\$ 271.12	\$380.00	\$ + 108.88
Bank Balance 2017/12/31			\$ 13,325.16
RBC 1 YR <u>Cashable GIC@0.6%</u> Invested Feb. 6, 2017			\$ 10,000.00
RBC 18 month non-redeemable GIC @1.7% invested Oct. 10/17			\$ 20,000.00
<u>Total Funds as of 2017/12/31</u>			<u>\$ 43,325.16</u>

Note: 2017-2018 Fiscal year to date (May – Dec)

Income	\$2510.00
Expenses	<u>3918.82</u>
	\$ -1408.82

Approved by motion of **Porth/Raycraft**.

SPECIAL MEETING

Wayne Whittaker was approved by the membership as auditor of the 2017/2018 HOA finances, but is unable to act. Gemmell suggested substitution of Linda Breton, BComm with a specialty in accounting from UBC who has retired from many years as a tax auditor at Canada Revenue. Auditors' appointments requiring membership approval, we would have to call a special meeting to make the change. Bicknell suggested we take the opportunity to ask approval of a change in the bylaws, allowing us to engage legal advice on matters relating to the Landlord and Tenant Board without calling a special meeting every time the need arises, as Parkbridge continues to make AGI applications. The meeting would therefore consider: (1) change in the auditor; (2) approval for us to get legal advice with reference to Landlord and Tenant Board matters without recourse to a special meeting each time; (3) in case of (2) not passing, approval to seek legal advice with reference to the current AGI application. Approved by motion of **Raycraft/Martel**.

DIRECTORSHIP VACANCY

Bicknell formally confirmed the resignation of Barrie Johnson from the Board, for reasons having to do with internal conflicts within the Computer Club. In discussing potential replacements, Raycraft and Porth strongly recommend David Niven, who is considering the invitation but may not be able to accept it due to personal pressures. Another possibility would be Dennis Rodgers, who has taken point in gathering together the residents harmed by the current water bill controversy.

OPEN HOUSE

It was agreed to maintain the insistence on keeping the event purely social. Memberships/ renewals will be available, but this is an all-residents event. Bicknell will not make a speech, but will point to the presence of other directors happy to answer questions, and promise all will be clear at the Member Forum in February. As far as refreshments are concerned, all is in hand. It was agreed to leave the tables as they are, just to set up refreshment and registration tables, so setup will be brief, starting at 1 p.m.

COMMUNITY STANDARDS SURVEY

Bicknell noted he'd reviewed Morris's work with Rick Moore to ensure he understood it. Full follow-up requires a meeting with Nicole Watters, which is being sought.

AGI DOCUMENTATION

Parkbridge is adamant that documentation concerning its current AGI application will not be made available until the hearing date is set. Bicknell and Gemmell have sought to find a way

around this, but nothing in the Act or in the Board's policies designates when the information must be released. Waiting till the hearing date is set will give us only 30 days to prepare our defence.

WATER BILLING

In response to the considerable consternation in the park concerning water bills delivered to new (and newish) residents just before the holidays, some of them extremely large, without notice or explanation, and to the meeting of those concerned convened by Dennis and Marla Rodgers, Bicknell had sought e-mail consent from the board to seek advice on how to proceed against these procedures from Deborah Wall-Armstrong. This meeting confirmed the consent garnered by e-mail, by motion of **Raycraft/Morris**.

Bicknell had sent all the relevant material to Wall-Armstrong and requested a meeting, but her office was closed until January 2. One of the many issues to be faced is the consistent claim by many of those affected that they were told not to worry about having water meters installed, they would not have to pay for water for another two to three years. Those affected are also being charged for sewer services, which have been town utilities for many, many years and paid for through our taxes. Bicknell has seen one copy of a new form sales reps are required to fill out attesting that they have discussed with new lessees a variety of items, one of which is sewers, but on that copy the sewer box was not ticked.

Bicknell has a list of questions to put to Wall-Armstrong, including: Can signing a lease which is not seen until closing constitute coercion? Would it be wise (or legal) to set up a trust for payments residents do not make in response to the new bills?

Residents are asking whether they should attend the one-on-one private meetings Parkbridge is setting up to discuss the water billing with them, and whether they should go alone without a witness. Bicknell recommended directors respond that the decision is a personal one and he is willing to accompany anyone who asks him to, if Parkbridge agrees, but so far the landlord is not answering that request or one to stage a group meeting rather than the one on one (Daniel into the lions' den?)

DIRECTORS' REPORTS

Raycraft: Nothing on EPT; there are now 85 subscribers to the *HOABulletin*.

Morris:

MEMBER SEMINAR COMMITTEE REPORT TO HOA BOARD

January 2, 2018

As there was no seminar in December, my report this month is very short.

Seniors Programs at Innisfil Library - January:

I have been in contact with Alicja Adamczyk, Debbie Mann's replacement, who will be giving the presentation. Her background information has been received, unfortunately not in time for

our Newsletter deadline as we could not get anyone at the Library to respond to our requests. Only after an appeal was made further up the ladder did it result in contact from the Library.

Audio visual set up will be required as usual.

General:

I am reaching out to the other presenters to acquire the information required for the Newsletter/SCA eBulletin/Website/Posters for the balance of this term.

Martel: As circulated in advance, showing current membership at 460.

ISSUES WITH PARKBRIDGE

Bicknell suggested, and all directors agreed, that on behalf of our residents and to keep ourselves relevant, we need to undertake a more aggressive stance *vis a vis* Parkbridge, which itself is so rapidly becoming aggressive *vis a vis* the residents. The steps it is taking may possibly be legal, but are not, to our collective minds, ethical. Bicknell is seeking a meeting with Nicole Watters to cover such issues as: water billing; switch back to tractors for snow removal; renewal leases charging taxes and sewer in contravention of previous categorical assurances that renewals and moves within the park would not be so (this latter is particularly odious in cases where people are moving within the park, probably to downsize, and finding they are paying more than they did for the larger property). If such a meeting does not satisfactorily resolve these issues, we will (1) contact our MP, John Brassard, for his support, and (2) send to British Columbia Investment Trust a copy of a press release to go to local Vancouver press outlining how “British Columbia pensioners are ripping off Ontario pensioners”. It was noted that much of the “fast and furious” action contrary to the interests of our residents is probably due to the deleterious effects on Parkbridge’s shareholders of the new *Rental Fairness Act*, which will have adversely affected their revenues. Other steps will be considered as necessary.

NEWSLETTER

February seminar, Member Forum, note that the Board has approved seeking legal advice in the matter of water and sewer billing and will be seeking member approval for further representation in regard to this and other matters.

NEXT MEETING

February 6, 2018, 7 p.m., NW Wheel.