

**MINUTES**  
**SANDYCOVE ACRES HOME OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**

**April 2, 2019**

Present were: John Bicknell, President; Sharon Raycraft, Vice-President; Ted Gemmell, Treasurer; Pat Porth, Secretary; Barbara Cripps; Diane Elliott; Paul Martel; Linda Morris; Dennis Rodgers; Anne White

**MINUTES OF MEETING OF MARCH 5, 2019**

Accepted as circulated, by motion of **Morris/Cripps**.

**FINANCIAL STATEMENT**

**SCA Home Owners' Association Financial Statement**

**March 31, 2019**

	<u>Expenses</u>	<u>Income</u>	
<b>Opening Balance</b>			<b>\$14,347.83</b>
Membership fees		\$ 700.00	
Bank fee	4.00		
P Martel	42.17		
<hr style="border: 0.5px solid black;"/>			
<b>Total</b>	<b>\$ 46.17</b>	<b>\$ 700.00</b>	<b>+ \$653.83</b>
 <b>Bank Balance 2019/02/28</b>			 <b><u>\$15,001.66</u></b>
RBC 18 month non-redeemable GIC @1.7% invested Oct. 10/17			\$ 20,000.00
RBC 18 month non-redeemable <a href="#">GIC @2.0%</a> Invested Feb. 7/18			\$ 10,000.00
<b><u>Total Funds as of 2019/02/28</u></b>			<b><u>\$ 45,001.66</u></b>

**Note:** 2018-2019 Fiscal year (May – Apr)

Income	5441.95
Expenses	<u>4692.06</u>
	<b>\$ +749.89</b>

Accepted by motion of **Gemmell/Martel**

## **BILLS FOR PAYMENT**

Raycraft, \$8.99 for supplies for EPT; Martel, \$360.48 for stationery supplies; Morris, \$24.85 for cartridge; Elliott, \$59.87 for cartridge; Porth, \$397.44 for D & O insurance, \$31.98 for waiver holders, total \$429.42; De Palma, \$271.20 for test case on lights. Agreed on motion of **Morris/Rodgers**.

Gemmell noted we should soon need to renew our \$20,000 GIC, recommended continuing with RBC at 2.4%; agreed by motion of **Porth/Elliott**.

## **BUSINESS ARISING FROM THE MINUTES**

### **Home Fair:**

#### **SANDYCOVE HOME OWNERS' ASSOCIATION COMMUNITY EVENTS COMMITTEE REPORT**

**April 2, 2019**

The Community Events Committee plus one non-HOA volunteer collaborated in January, came up with a workable process during my absence. I was available every day for phone calls and emails. This process worked well with just a few minor glitches.

I would like to thank Anne White, Dennis Rodgers and Linda Moyles (non-HOA) who assisted with emails, phone calls and provided suggestions. In addition, I would like to thank Linda Morris and Anne White who organized the Fraud Presentation so efficiently.

We currently have 29 committed vendors. As we speak, the Committee continues to make follow-up phone calls and research other potential categories of vendors who have attended other local home fairs.

- Diane will:
  - continue to monitor the responses and update the Vendors' List and share with Committee members.
  - send an updated list of vendors to Dave Cooper after this coming week to put on the HOA Website;
  - send a follow-up letter to participating vendors just prior to the Fair;
  - create a list of vendors for Linda Morris who has graciously volunteered to handle the door prizes, draws, etc.; Anne White will deliver the ballots to her;
  - create lists (alpha and by company) to distribute on the day of the Fair.
- Tasks for the day of the Home Fair (ie greeter, registration desk, etc.)
- Registration Desk: copies of Directory waivers and sign-up sheet for HOA e-bulletin; staffers will be Paul, Pat, Barb, possibly Jo
- Should we make coffee for just the vendors?
- Table set up - Friday afternoon, 4:00 pm; need additional help;
- Vendor set-up: 7:30 am - to be completed by 8:30 am;
- Need ballots created for the draws;

Setup was confirmed for 4 p.m. Friday, May 3, co-ordinating with the EPT in the north Wheel after 5 p.m. It was confirmed that coffee only will be prepared for exhibitors and allowed to run out. Linda has stock of waivers and baskets; Paul has the ballots.

It was noted the outside sign at the entrance to the south park has been knocked down by workers and picked up by Raycraft, taken to Martel. Martel is trying to ascertain whether Parkbridge will pay for repairs of damage caused when it was taken out of the ground, and when we can reinstall it. Also, the megaphone, useful for announcing prizes, has disappeared, leaving its box behind.

**Blair letter:** It was agreed the letter should be sent, with a small amendment suggested by Morris, as “it needs to be said”, although it was agreed that the tone of communication with local management is likely to become less cordial as a result.

**Communications tower:** Bicknell has researched the relevant legislation, established that as long as the new tower or addition to the existing one does not exceed the existing one’s height by more than 25%, it is legal and no planning or consulting is required. There are health and safety regulations which must be observed. Rollason has said Total Cable’s equipment will be moved on to the new tower at no cost to Total.

**Annual General Meeting:** There are two new candidates for the board: Lyn Patterson and Michael James. The printer who was going to do the mailing has backed out, so Bicknell will arrange it as before.

**AGI documents:** They are finally in our hands and the legal committee is working through them. They have already found some issues.

**Post lights:** We are proceeding with the test case in front of the Landlord and Tenant Board.

**Rent control/hydro rates:**

See letter, follows:



April 1, 2019

VIA Mail & E-MAIL ([jorobi@nextcom.ca](mailto:jorobi@nextcom.ca))

Mr. John Bicknell  
7 Lilac Court  
Innisfil, ON  
L9S 1N2

Dear Mr. Bicknell,

**Re: Issues Impacting on Seniors**

I am writing in response to your letter dated January 30, 2019. I would like to apologize for the delay in responding to your enquiry.

In that letter you expressed concern with changes in the structure of Ontario's residential electricity distribution rates from a blend of fixed and variable (per kilowatt-hour) rates to an entirely fixed monthly service charge.

The Ontario Energy Board (OEB) introduced this change in 2016 after extensive consultations with customers, customer representatives, distributors, conservation advocates and other stakeholders. Along with our stakeholder consultations, the OEB also commissioned a number of reports by experts, reviewed what regulators in other jurisdictions had done and conducted detailed analysis on different approaches.

In its April 2, 2015, [Policy Report](#), the OEB explained that distribution rates are designed to recover the costs for the poles, wires, meters, transformer stations, trucks and computer systems that bring electricity from the high-voltage transmission system to individual homes and businesses. Based on data that we have collected almost all the costs of building and maintaining distribution systems are tied to the number of customers served while the amount of energy consumed has almost no impact. All the customers on a given street regardless of the quantity of electricity they consume need that equipment and service equally.



2300 Yonge Street, 27<sup>th</sup> floor, P.O. Box 2319, Toronto, ON, M4P 1E4  
2300, rue Yonge, 27<sup>e</sup> étage, C.P. 2319, Toronto (Ontario) M4P 1E4

T 416-481-1967 1-888-632-6273  
F 416-440-7656 **OEB.ca**

Prior to the introduction of the new policy, customers who used more power paid a much larger share of the costs to maintain the system and conversely, customers who used less paid too little. The new policy of charging for distribution service with a single fixed monthly service charge ensures that all customers pay an equal share of the fixed equipment costs and leads to greater fairness for residential customers since all customers share a distribution system. Electricity distributors are not earning any extra revenue as a result of this change.

Our research showed that about 60% of customers would see no change and about 20% would see a decrease of about \$5/month, while 20% of customers would see an increase to their bills of about \$5/month. Customers who heat their homes electrically and have high consumption benefit from this change. To make sure that customers would not see large changes in their bills, the OEB required utilities to implement the change over a minimum period of 4 years. The rollout of the policy began in 2016, and for most distributors will be fully complete in 2019.

This policy change was designed to ensure reliability and quality of service is maintained as customers change their demands on the system and to ensure fairness to all customers in recovering the costs of maintaining the system, which all customers rely on.

I hope this explanation helps to clarify why the policy was introduced and how the OEB has managed the implementation to mitigate impacts.

Sincerely,



Brian Hewson  
Vice-President  
Consumer Protection & Industry Performance

## **PRESIDENT'S REPORT**

**Eviction:** The reported eviction is going ahead, on the basis the person concerned had broken a mediation agreement and orders from the Landlord and Tenant Board. It is very sad, but HOA's hands are tied. Bicknell will prepare an article outlining the case as a warning to residents and indicating what steps to take to avoid a similar outcome, showing how HOA goes to bat for residents, as far as it is able.

**Coyotes:** There is a lot of concern about this issue, particularly among pet owners, but there is not much to be done about it. Morris has prepared warnings with suggestions of how to handle the menace which she will put in the newsletter and, hopefully, Channel 20; Raycraft will include in both bulletins.

**Insurance:** Rollason has asked if we have liability insurance covering non-residents attending our events; our Directors' and Officers' does not, it only protects us. Porth felt it was up to Parkbridge to have full liability coverage on all buildings it owns, covering anyone who enters any of those buildings for whatever reason. Raycraft will try to find out which member of the Umbrella Group had investigated the situation in response to a similar query.

**Meeting with Wasaga Pines "director":** Bicknell met with this person, as the very small community is having difficulties with Parkbridge. For example, the company is changing leases and claims it can because the community is not covered by the *Residential Tenancies Act*; but on the other hand, it is putting through an AGI because it **is** covered by the act (?).

**Member forums:** New dates are May 26 and August 18.

## **DIRECTORS' REPORTS**

**Raycraft:**

### **EMERGENCY PREPAREDNESS TEAM REPORT TO THE HOA BOARD April 2, 2019**

April is going to be a busy month for the Emergency Preparedness Team. We will be picking up the cloth bags donated by Parkbridge on February 3<sup>rd</sup> and then 'stuffing' them with various items and literature to hand out on Emergency Preparedness Day. Parkbridge is also donating prizes and has agreed to open the partition in the North Wheel and provide us with pylons and barricades to ensure parking for our outdoor display vehicles which will include at least 1 fire truck, the County of Simcoe Emergency Preparedness Trailer, a Red Cross vehicle and possible trailer, police cars and possibly an ambulance. Confirmed exhibitors are: Innisfil Fire Department, South Simcoe Police Services, Red Cross, A.R.E.S. (Amateur Radio Emergency Services – ham radio operators), County of Simcoe Emergency Management and Project Lifesaver. Project Lifesaver is a new program in Simcoe County and SSPS is teaming with City of Barrie Police at this time. It deals with people who might wander away from their homes. County of Simcoe Paramedics won't be able to confirm until closer to the date of the event.

A meeting has been set up with the Project Lifesaver Administrator for Monday, April 8<sup>th</sup> so we can learn more about the program prior to EPDay.

On April 16<sup>th</sup> some members of the EPT are meeting with the Commander of Paramedic Operations (County of Simcoe), Rob Heffernan, Training and Promotion Co-ordinator (County of Simcoe), (a long-time SCA EPT supporter), Colleen Simpson, 911 Co-ordinator and Emergency Management (County of Simcoe), Tim McCallum, Deputy Fire Chief, Town of Innisfil, and Inspector John VanDyke, South Simcoe Police Services, to discuss and review our ‘evacuation list’ which is derived from our Medical/Mobility Questionnaire. It was decided to have this meeting as much of the staff in these agencies has changed and are not aware of what we have done.

There will be a Citizens’ Police Academy this year – starting on Friday, July 12<sup>th</sup> for 6 weeks. These segments will run for 3 hours – 9:00 a.m. to 12:00 noon – at the Spoke.

**Martel:** Membership has gone from 488 March 31, 2018, to 619 March 31, 2019, up about 20%.

**Morris:**

**MEMBER EVENTS COMMITTEE**  
**REPORT TO HOA BOARD – APRIL, 2, 2019**  
**2018-2019 TERM**

**SEMINARS**

This is the balance of the Seminar schedule for this term.

Apr./19	NO SEMINAR		
May 20 13/19*	IOOF Homes/Support Services	--	Confirmed
*Note: May 20 <sup>th</sup> will be held on May 13 <sup>th</sup> as the 20 <sup>th</sup> is a holiday			

The Cannabis4Seniors presentation was very well attended with 85 attendees + 9 Board Members making it the most popular seminar in the series. It was educational albeit quite technical in nature for some part. There were many questions raised from the floor and shared with the attendees and there were some who wanted a more private one-on-one question after the presentation.

Teresa is very knowledgeable in her field and there were many favourable comments on its content and presentation.

There were some technical issues in the inability to hook up two computers to the overhead equipment; however, with John adding his to the mix, we were able to connect to the system only causing a 15 minute delay. It is not the cable connection as it was thought it was the actual way in which they have rerouted the cables. This needs to be fixed.

Two caveats were covered during the in-house announcements at the end of the presentation in connection with anyone wanted to acquire. It was advised as a safety precaution to go through

their own doctors and discuss whether it might be a viable option for their own personal medical conditions to ensure it does not clash with any medications they were prescribed. The attendees were also reminded that Parkbridge had already set up rules regarding this issue which were do not grow outside in pots or in the ground, hidden in your gardens, or displayed in your sunny windows where it would be visible from the outside or smoke it in our around common facilities. Smoking in the common areas is the same rules as applied to regular smoking rules as laid out by Parkbridge.

The Waivers for the HOA electronic version of the phone book were available and a number were signed and returned.

As usual, after the presentation was over, I reported on the upcoming HOA events as well as reporting on vendors and presenters for the Home Fair & EPT Day on May 4th.

### **Porth:**

#### **SANDYCOVE ACRES DIRECTORY REPORT, April 2, 2019**

The Directory went “live” March 15 as predicted. There have been two small updates since then. There are now 515 households listed. The highest viewership took place March 15, but there have been at least some visits every day but March 20 since. The total, however, is only 55, which seems very low for a project so many people seemed so excited to have come to fruition.

Dave Cooper has set up reciprocal links from the HOA web site and back.

Number of visits is up to 116 as of April 2.

She noted also a comment from Patricia Day, sent via the site: “Wow. Excellent job done on the directory. Thank you for keeping it active for those of us interested in knowing our neighbours.”

**Gemmell:** Records of this year’s finances have to go to the auditor by May 15, which means all directors are asked to get any new memberships they have to Martel before April 26. The auditor will charge between \$500 and \$1,000, but less next year if she is reappointed. We could get by with a review engagement, i.e. without an auditor, but we would need member approval for the change every year, so it is likely we’ll go ahead with the auditor.

### **NEW BUSINESS**

Morris reported she has information about a workshop *My Ducks in a Row*, which provides for people to include all the information their executors and heirs would need to tidy up their affairs. She suggested next year’s Member Events committee consider providing the workshop instead of one of the seminars; directors agreed to recommend it to the next board.

### **NEWSLETTER**

Nomination information (already closed); coyote prevention; new member forum dates.