

Sandycove Home Owners' Association

Website: <https://scahomeowners.com>

MINUTES OF SANDYCOVE ACRES HOME OWNERS' ASSOCIATION BOARD OF DIRECTORS MONTHLY MEETING – March 05, 2024

PRESENT: Linda Morris, Dennis Rodgers, Ted Gemmell, Lynne Patterson, Linda Moyles, Ken Campbell, John Bevand, Brian Dusome, RoseMary Reid

ABSENT: John Mogan

APPROVAL OF February 6, 2024, MINUTES

Comments: none

Motion to accept: Ken Campbell/Lynne Patterson

Motion carried.

TREASURERS' REPORT

1) Financial Statement – see appendix.

Comments: There was a wine selloff of \$192.75 offsetting Open House expense in YTD column.

Motion to accept Financial Report: Ted Gemmell/RoseMary Reid

Motion Carried.

- 2) Bills for Payment - Lynne Patterson \$210.14 (\$103.96 Canada Post – Stamps, \$80.20 Office Supplies – paper and envelopes, \$25.98 Ink all for membership); Linda Morris \$1276.68 (\$135.48 payment for Barrie Web Hosting cheque lost in mail replaced with personal credit card; \$1096.10 AGI payment to DePalma & Assoc. Legal fees AGI 04505-22 (LTB-L-01865-22); \$45.10 Office Supplies – paper) Linda Moyles \$205.47 (\$155.87 AGM paper and envelopes, \$49.60 Address labels)

Comments: none

Motion to pay: Dennis Rodgers/RoseMary Reid

Motion Carried.

CORRESPONDENCE - none

BUSINESS ARISING – Inquiries to board members regarding AGI information provided by Parkbridge for the AGI Hearing noted above and what the resident should do with it. They should be advised to retain the email. They can join the Hearing if they wish as noted in the package, but let legal counsel deal with our challenge-

PRESIDENT'S REPORT

Ontario Land Lease Homeowners' Action Group: There has been no further input from MPP Andrea Khanjin's office regarding our meeting in January 2024. OLLHAG will follow up as it was the intention from the meeting that we work together on the issues of concern that OLLHAG raised and discussed at the meeting.

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Municipal Property Assessment Corporation (MPAC) Presentation: Still waiting to hear from Nicole LaFrance, Municipal Relations Representative at MPAC, who is setting up this presentation which will include the Town of Innisfil, MPAC, HOA and Parkbridge as we need to ensure we all are working with the same information. MPAC will be responsible for the PowerPoint presentation.

AGM June 23, 2024 2:00-4:00 p.m.: Work has started for the upcoming AGM. The members package has been completed and a quote from the printers for 810 copies of 2 pages double-sided and 2 single proxy sheets is \$663.74 + tax of \$86.29 = \$750.03.

Nominating Chair: David Tessier has agreed to be the Nominating Chair for the AGM Elections. Barrie Johnson, Dennis Rodgers and David have been in contact with Barrie giving David all of his files. I have forwarded to David a copy of the AGM Organization Chart and our Constitution and By-Laws which outline duties as well. I think he is a good fit and more than capable of doing the job.

Motion to have David Tessier as Nominating Chair for the AGM Elections: Linda Moyles/ Dennis Rodgers

Comments: none

Motion Carried.

Members Package AGM: The Member's Package has been completed.

Constitution and By-Laws: Requires Approval of the Membership at Special or AGM

- 1) **The Extraordinary Resolution Motion** must be put forward to the Membership again this year not to seek out an Auditor for next term as has been done for the past three years receiving ratification by 80% members attending including proxies. This ruling is allowable under the Ontario Not For Profit Corporation (ONCA) regulations which govern Not for Profit Organizations which the Association is. The Treasurer will continue to provide Financial Reports. Unfortunately, there has been an oversight in amending the Constitution and By-Laws #23 dealing with this new ONCA regulation not to seek out an auditor. By-Law #23 must now be amended. Getting an audit is costly (last quote last AGM was \$1500 for nothing, \$2500 providing more information - no guarantees and \$3500 or more - provides nothing more than the Treasurer's Financial Statements provide. Mandated new auditing rules have created exorbitant costs.
- 2) **Change "residents" to "home owners". Constitution and By-Laws:** needs to be updated as people are now renting in Sandycove and becoming more frequent. A renter should not have a vote on issues having financial consequences to a home owner. A renter would/could be considered a resident. The Association needs to address this before we are faced with a situation of denying someone because they are a resident then face resistance based on the terminology in the Constitution and By-Laws.

Both of the above need approval of the Board, for presentation and ratification by the membership at the AGM 2024. Constitution and By-Laws requires 2/3 approval attending including proxies at a Special or AGM.

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- 3) **Notification by email:** Under consideration was a change in the By-Laws to allow for email notification of the Members' AGM Package. For the reasons outlined in "*Constitution/Bylaws Revisions for Electronic Mailing of AGM Package*" February 6/24" which was discussed at the Board. It is considered to be premature based on our demographics. We will address sometime in the future. This item will be brought forward at a future date.

CRA – Claiming Rent and Taxes: We have had a myriad amount of conflicting reasons for home owners' income tax inputs being denied by CRA in St Johns. Some are approved without question, for others some rent has been added to taxes at 20%, others denied because they are mobile, and the list goes on. I am preparing documentation of these and with the assistance of Ontario Land Lease Home Owners' Action Group, we will be getting in touch with all levels of Government to see why the CRA are blindly denying these claims when the official Ontario Government Form dealing the ability to claim both is being ignored overruling the Ontario Government regulated legislated qualifications. This is not going to be an easy one and it will be lengthy. Hoping to meet with the Ontario Government representatives soon to try to put an end to CRA overruling the Ontario Government programs governing Ontarians.

DIRECTORS REPORTS

Community Relation Report – Lynne Patterson

There is no report for the March meeting.

Comment: CRC initiative to be passed to new board

Membership Report – Lynne Patterson

Membership to date:

October 1st, 2023 – 777

November 1st, 2023 – 781 (donation from resident of 290.00)

December 1st, 2023 – 802 (donation of 64.80)

January 1st, 2024 – 801

February 1st, 2024 – 798

March 1st, 2024 - 782

Renewal letters with an expiry date in March of 2024 sent out in February – 60, 22 of which were mailed. (92 sent out in 2023)

Letters for streets A – C and D – F with no membership expiry date – 37

Letters for streets A – C and D – F with expiry date prior to 2022 - 42

Renewal Dues received in January – 42

FEBRUARY

02 money with envelope

06 money with receipt

02 RN-11-2023

02 RN-02-2024

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17 RN-03-2024

02 CRC

01 WEBSITE

08 SEMINAR

01 WELCOME BASKET

01 EXPIRY PRIOR TO 2022

42

Community Events Report – Lynne Patterson

The team had our inaugural meeting for the Home Fair 2024 on February 13th 11am at 3 Locust Hill Court. The meeting was attended by Lynne Patterson, Ted Gemmell, Brian Dusome, and John Bevand. Regret Ken Campbell.

AGENDA

Categories list - breakdown/responsibilities for each team member

Master list review

Letter updates

Timelines

Category removed from 2023: Computer Services, renewable energies.

Concierge or personal services moved to health and wellness fair.

Added category: Handyman Services

Contractors changed to General Contractors

The following categories have been agreed upon for each team member to acquire exhibitors.

Brian: Basement/crawl spaces, Electrical/HVAC, Plumbing

Ted: Roofing, Security, Cleaning Services (outside and in)

John: Windows and doors, Renovation/décor/painting, Pest Control

Lynne: Home Entertainment, Handyman Services, Landscaping/gardening (EPT)

Ken: General Contractors, Flooring, Appliance repair

Both the Introduction letter and exhibitor letters have been updated with the HOA logo and relevant dates with very slight modifications (COVID protocols no longer needed and minor cleanup)

Each team member also agreed that first contact will be initiated by March 31, 2024, and the team will meet again to discuss the status of the categories.

As an appendix to this report I have added the Overview for the 2024 event for board members to contemplate volunteer wishes.

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Members-Only Event – Seminars – Dennis Rodgers

The Members Events Committee – Seminars has been meeting for the upcoming seminar spots to be confirmed up before the Newsletter deadlines.

March 18, 2024 – Estate Planning, Wills & POA's

- RoseMary Reid is the lead on this seminar
- We have been requested to have any documents available for members who cannot attend in person.
- RoseMary has been supplied a copy of the power point presentation for our website
- We can also place a link to the government website for more details
- Signs and posters are completed and displayed.
- Seminar will be conducted by Deepika Choudhary from Ferguson Deacon Taws LLP.

April 15, 2024 Added Seminar

- Ted Gemmell is the lead on this seminar
- Hamilton Tours Ltd is only available in April. We are working with Susanne Hamilton on flushing out the details of her presentation
- Website <https://hamiltontoursltd.com>
- We have received the details that are needed for poster, signs and eBulletin to be produced.

May 27, 2024 - Living Well - Bayshore Healthcare or South Simcoe Police

- Brian Dusome is the lead on this seminar
- The Ladies Lunch will be hosting with Elizabeth Aschwanden, South Simcoe Police.
- We do not want to over use Elizabeth Aschwanden, South Simcoe Police.
- We know that they are leaning specifically toward more details of woman's safety
- We Have 2 choices: 1) have Bayshore Healthcare do our seminar

2) Cancel the May seminar

Other Items

- We are working on an evening seminar possibly in September 2024
- Our current committee would like to have the September seminar confirmed before we finish our current term in July.

Comment: It was decided to move forward with using Elisabeth for the May seminar. Possibly use Bayshore or similar Care business for the September seminar (ie) Aging in Place.

Civic Affairs Committee Report – RoseMary Reid

- i) **Electoral Engagement Advisory Committee** – I attended a meeting of the EEAC on Wed. Feb 21st. The Committee reviewed the results of the election survey. It was noted that the majority of surveys completed were paper ballots either received at the Sandycove Health & Wellness Fair or at the Library. It was noted that the HOA efforts to have the Town participate at the Fair was productive. The survey included in the Newsletter resulted in some of the paper surveys being dropped off at the Library.

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It was noted by committee members that the Town needs to include more methods of voting, such as phone, internet and paper ballot in order to engage more constituents. The Committee felt that there needed to be more Ward debates as well as Town Hall debates. HOA's debate was acknowledged as one of the few Ward debates held during the 2022 election.

A number of ideas were presented on how to engage residents in voting. The Clerk's Office will compile the list of ideas and the EEAC will discuss and use them to develop a Communications Strategy. The next meeting is scheduled near the end of March.

- ii) **Ward Boundary Review Committee** – I attended the Ward Boundary Review Committee meeting held on Tues Mar 5th. The consultants outlined the timeline for the boundary review. Public consultations will be scheduled for some time in April with 2 virtual sessions and 1 in-person session at the Town Hall. Residents will have the opportunity to gather information and provide feedback on composition and size of Council and whether the Deputy Mayor should be elected at-large or decided by the elected Council. I will advise the dates of the public consultations once I hear.

Additional public consultations will be held in August/September to capture feedback and input from seasonal residents.

- iii) **Lockhart Rd Reconstruction & Servicing** – a Public Meeting was held at the Wheel in March 2023 – and residents had the opportunity to provide feedback.

Following is the timeline for the Lockhart/25th Sideroad Reconstruction and Servicing

- drainage, watermain and sewers – Spring 2024
- Parkette creation 2024
- Intersection expansion, traffic signals and road widening – 2024

Homes are east of 25th and on north side of Lockhart.

- Process began in 2016 – 2 environmental assessments have been completed; an environmental impact study was done.
- Lake Simcoe Protection Plan identifies that development is not permitted if habitat or endangered species are threatened.
- Conservation Authority also regulates watercourses, shorelines, wetlands, etc.
- All these bodies have been consulted and from what I can see (haven't read in detail) but the homes are not in the wetland area.

TREB Report – Selling Homes in Land Lease Communities - Ken Campbell

Report on our submission to the Toronto Real Estate Board to have our lease assignment document put on the MLS website.

Finally, TRREB got back to me on February 20th after hounding them for 3 and half months.

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Their position is that they are wary of providing too much information with any details because it always comes back to bite them. They will put something on MLS but extremely redacted, they will also reference the LTB for more information, and they will run it through their legal department before putting anything on MLS. Not what we hoped for at all but that is their position.

Maybe we can get the LTB to put it on their website?

NEW BUSINESS

Annual General Meeting Organization Schedule 2024 – Overview of procedures and responsibilities.

Nominating Chair – See President Report

ANY OTHER BUSINESS

The board agrees that the eBulletin should be for members only. There are several homeowners approximately 30 receiving the eBulletin that are not current members. Linda Moyles to send Lynne Patterson, Membership Director the list for removal.

Motion to remove the people from the e-Bulletin listing that who are not current members: Linda Moyles/RoseMary Reid

Motion Carried.

ADJOURNMENT Ken Campbell

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Home Owners' Association		May 1-2023 - April 30-2024	
INCOME STATEMENT			
February 1 - 29, 2024			
Balance Forward		19,023.44	
Income			YTD Totals
Membership Fees	430.00		7,860.00
GIC Interest	0.00		400.00
Open House	0.00		192.75
Donations	30.00		404.80
Total Income		460.00	8,857.55
Expense			
Bank Fees	-4.00		-276.27
Citizen's Police Academy	0.00		-78.74
Emergency Preparedness	0.00		-157.57
Community Relations	0.00		-77.67
Health & Wellness Fair	0.00		-172.76
Home Fair	0.00		-103.44
AGM	0.00		-792.07
Seminars	0.00		0.00
Open House	-754.86		-1,010.44
Membership Supplies	-103.96		-765.75
Office Supplies	-36.72		-1,067.60
Gifts	0.00		-169.24
Website Fees	0.00		-135.48
Legal Fees	0.00		-1,096.10
Postal Box	0.00		-205.66
BMS Insurance	-401.76		-401.76
Volunteer Canada	0.00		-150.00
Float	0.00		-100.00
Total Expenses		-1,301.30	-6,760.55
Income/Expenses Total		-841.30	2,097.00
Bank Balance		18,182.14	
GIC - April 14, 2024 - 3.25%	10,000.00		
GIC - April 14, 2025 - 4.20%	10,000.00		
GIC - August 11, 2024 - 5.15%	10,000.00		
	30,000.00	30,000.00	
Total Assets		48,182.14	