

LCCA Semi-Annual General Meeting Minutes

Meeting Date: May 4, 2024, 10:00 a.m. to 10:46 a.m.

Purpose: LCCA Semi-Annual General (SAGM) Meeting

Attendees: Board members: Rob LePage, Ron Schuurman, Brenda Schuurman, Denise Dickin, Laurette Woods, Mary Ann Deebank, Karen Berends, Rick Driffield, Lonnie Potter

Total of 30 members attending (including above-named Board members and 3 proxy appointments)

AGENDA

Item

- 1) Call Meeting to Order
Welcome and Introduction of Board Members
- 2) Minutes of AGM October 2023 – Adoption of Minutes
- 3) Financial Director's Report
LCCA and LCCB 2022/23 Year-End Financial Statements (Unaudited)
Building Forward Campaign Financials
- 4) President of B Board Remarks
- 5) Unfinished Business
 - a. Policies Update
- 6) New Business
 - a. Proposed Membership Fee Increase
- 7) Board's thoughts, President's Comments
- 8) Closing questions and comments
- 9) Announce date of Annual General Meeting and Adjournment

STATUS INFORMATION

Period Covered by the Minutes

October 2023 to May 2024

Minutes Submitted By

Lonnie Potter

Date Submitted

May 25, 2024

Item #	Subject
1	Call to Order: Rob LePage, President: Rob welcomed the membership and thanked everyone for attending. Rob introduced the members of the LCCA Board.
2	Adoption of the Minutes of Annual General Meeting of October 14, 2023: It was moved by Jane Thompson, seconded by Laurette Woods, and carried: That the minutes of the AGM of October 14, 2023 be accepted as circulated.
3	Financial Director – Brenda Schuurman: The LCCA and LCCB 2022/23 Year-End Financial Statements (Unaudited) were emailed to all members as part of the SAGM meeting materials package. Brenda noted that LCCB did not have to pay any income taxes. No questions or concerns were raised. Brenda presented the 7-month Financials covering September 2023 to March 2024. LCCA & LCCB combined gross profit of \$117,000 while expenses were \$101,000

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	which leaves \$16,000 profit. • Capital Campaign donations were \$33,000 (note that without the campaign there would be no profit). • Building maintenance expense is \$13,000 which is spending to date including purchasing a vacuum, dehumidifier, hot water expansion tank, building cleaning services, yard maintenance services, and refreshing of the two bathrooms in the main hall. • Bank balances as at April 30, 2024: totalling everything is \$121,000, this includes three GICs (one GIC in LCCA for reserve/emergencies; two GICs in LCCB that are the Building Forward Campaign funds; most of these funds have been earmarked). Therefore, the resulting available funds are \$26,858 which is why we need the membership fees to cover expenses for the rest of the year. Building Forward Campaign financials: • Total received as at April 30, 2024: \$68,766.11 ○ \$23,950* funds remaining in the GIC that was purchased August 2023 ○ \$30,000 GIC purchased in February 2024 ○ Monies spent: ▪ Insurance deductible on the 2022 flood claim was \$5,000, less insurance claim paid back to LCCB, therefore, the total deductible cost is \$1,700 ▪ \$1,900 to build portico ramp ▪ *\$6,000 Deposit for the roofing repairs (paid from the August 2023 GIC) ▪ Purchased and replaced furnace ventor motor ▪ Complete jetting and scoping of the main drain Total spend <u>\$11,719.92</u> ○ Remaining funds are in the LCCA Bank account (those funds are not currently in a GIC). Will be either moved to another GIC or earmarked/spent on capital repairs as required.
4	President of B Board Remarks – Ron Schuurman: Ron presented highlights of the repairs, renovations, and projects completed this past fiscal year to keep the community centre safe, clean, and a welcoming place for everyone to enjoy. The roof repair from the December 2022 flooding is complete and the claim is now closed. The portico ceiling was painted. Hot water pressure tank installed. Cleaned eavestroughs and installed a heating cable in the eavestroughs and on the back flat portion of the roof. Installed a temperature controlled outlet on the roof in order that the heating cable only comes on when the temperature is below freezing. Purchased a dehumidifier and vacuum. Squirrel proofed the garbage shed. A used, older model, mobile phone is available 24/7 in the open/unlocked clubhouse library for “Emergency Calls Only” to call 9-1-1. Furnace ventor motor replaced. The men’s and ladies’ washrooms in the main hall have been refreshed. Received \$3,000 worth of lighting upgrades under the ‘Save on Energy’ program. Goose fencing installed along the canal. Ron also reported on recent work completed along with work in progress. A second handrail has been installed along the stairs leading up to the Laguna Lounge.

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	Dannick Plumbing completed the sewer line jetting and scoping and reported no issues/concerns with the sewer main, no roots in the system. There was however grease build up in the line. This work cost \$900. Ron will arrange another scope at the six month mark to get a benchmark. A roof inspection was completed and it was determined that the flat roof above the yacht club is in urgent need of repairs. The estimate to fix the roof is \$15,000. The roof inspection report noted that the clay tiles are in good shape. The estimate to perform general maintenance of the clay tiles is \$3,000 and \$1,800 to pressure wash the clay tiles. Received four quotes for tree services. Work was awarded to Trent Tree Services who quoted \$4,750 plus tax to trim branches and where possible elevate the canopy of most of the trees, grind out seven stumps, take down four trees, take away brush, etc. The LCCA clubhouse front sign needs replacing. Inviting submissions from the community for a picture that will replace the one on our sign by the road. A handout detailing the sign requirements is provided. About the Building Forward Campaign, Brenda detailed what has already been spent on repairs i.e. roof repair deposit, ramp to the portico, furnace ventor motor, sewer line jetting and scoping, and the insurance deductible. What has also been earmarked is fixing the roof which is an additional \$15,000 above the deposit paid; tree removal and pruning including HST will be almost \$5,400. Therefore, the spending so far is \$32,540 including the actual spend and earmarked spend. Saturday, June 1, 2024, 9:00 a.m. to 12:00 p.m. is set aside as the annual community centre clean-up day. Ron thanked all the Board members and volunteers who have helped maintain the clubhouse and grounds. Their work is necessary and greatly appreciated.
5	Unfinished Business: Rob offered a special acknowledgement to Yvonne Taylor for her work Chairing and leading the LCCA Building Forward Capital Campaign. The purpose of the campaign was to raise capital funds to be used towards the repairs and upkeep of the clubhouse building. Yvonne stepped forward and volunteered to take on this project and see it through as the year rolled out. She recruited a committee to oversee all the different aspects of the fundraising venture. She chose a team of people that could work together and gave them the freedom to be creative. Her organizational skills and ability to keep everything accountable was second to none. The campaign has been very successful due to Yvonne, her team and all of you that donated, helped out, and encouraged others to as well. Thank you Yvonne from the LCCA Board and congratulations on a job well done.
5.a	Rob reported on the work of updating the LCCA Policies. Now that the Articles and By-laws are completed and accepted by ONCA, the team has moved on to updating our Policies. It is a long process; they are adding Human Resources policies such as Harassment, Privacy, and Accessibility – working diligently to bring

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	our policies in line with current legislation. The work continues and the plan is to have them finished in time for distribution prior to the AGM in October.
6 6.a	New Business: On behalf of the LCCA Board, the President Rob LePage tabled a membership fee increase for 2024-2025. Rob outlined that the last increase was in 2019 and we are all aware that the cost of everything has increased. The Board proposes to increase Single Membership from \$80 to \$95 and Family Membership from \$150 to \$180. There being no questions from the floor, a vote was taken. It was moved by Dawn Cox (Simcoe Rd), seconded by Val Krausse (Paradise Blvd) and carried: That the 2024-2025 LCCA Membership rates are set at \$95 for a Single Membership and \$180 for a Family Membership. Rob with support from the Directors heard questions/comments (shown in italics) relating to the rate increase. The input included: <u>Questions:</u> • <i>Should the vote have gone through given the absence of members who are experiencing COVID.</i> ○ Members unable to attend have an opportunity to submit a proxy which a couple of members chose to do. • <i>Was the proposed membership rate increase mentioned at the recent open house?</i> ○ Not to presume the results of any membership vote, the proposed rate change was not mentioned as part of the open house. ○ New members who join now pay at the new rates for a membership to August 2025. <u>Comments:</u> • <i>There will be some loss of members due to the increase.</i> • <i>The rate increase might turn away those folks who are members to support the LCCA but who do not attend activities/events.</i> • <i>Concern raised regarding the activity fee and donation asks at some groups/activities. Together with the membership fee, these weekly group/ activity donation asks add up.</i> ○ The membership fees are not enough to cover the operational costs, so the group activity smaller donation ask is attempting to balance those who regularly use, enjoy, and benefit through use of the facilities by paying a bit more and are also getting those benefits from this community centre. As opposed to those who can only attend limited events. Also, some of the money collected at the activities/groups is given back through prizes or donated to other non-profit organizations i.e. food bank. • <i>In prior years, LCCA offered sit down meals but the problem is that these</i>

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	<i>events are a lot of work, requires many hands which we are no longer seeing volunteers stepping forward.</i> ○ Laurette and our Social Committee are creative and working very hard to organize and offer a number of different activities, to bring in lots of people, have meals and entertainment, while managing the costs to be able to offer some new, fun events at reasonable prices, open and accessible to everyone. • <i>The saddest thing though is that if we did lose everything, we would have no community centre and we would be just another community living by the water. This is not what Lagoon City is!</i> • <i>Activities at the Ramara Centre, pickleball as an example, cost \$80 for six weeks, line dancing costs \$60 for six weeks, to go anywhere around here for yoga, Pilates it is \$10 - \$15 per hour. Whereas here you get your membership and you can come to all of that and voluntarily contribute the donation.</i> • <i>LCCA has been so cheap for so long; if we compare with Bayshore, they are \$975 per year and so we have been spoiled for so long. Absolutely, we get value for our money at LCCA.</i> Rob's final comments. LCCA cannot continue at the current rates, there are not enough funds to cover operational costs. LCCA is a self-funded club, we do not get funding from anywhere else. After long and careful deliberations, the Board is putting forward this membership rate increase and we hope everyone can accept it. There is a risk we may lose some members but hopefully we can recruit more members. Daily, weekly, monthly, the amount of activities and events that go on at the clubhouse is phenomenal; second to none. We hope people will come out and support LCCA. Rob thanked everyone for the input and feedback and for approving the 2024-25 membership rates.
7	Board's thoughts, President's Comments – Rob LePage: On behalf of the Board Rob thanked all the members for being part of our association. The Board is strong and up for the challenges that we face on a daily basis. Their hard work along with the volunteers that have committed to our association allow the membership to benefit from second to none selection of clubs, activities and events. With the outpouring of support you have shown throughout the Capital Campaign we are now able to get the clubhouse building and grounds back to a solid operating status. Thank you to each and every person who supported us. Rob extended a personal thank you to the members of A and B Board for their support as they work together as a strong, cohesive group to get things done. As always, we always need volunteers for activities, clubs and events. Please encourage your neighbours to check us out and consider joining LCCA, the more members we have the better, we are always open to new ideas and welcome suggestions on how we may be able to improve.
8	Closing questions and comments – Rob LePage: Rob asked for questions or comments from the members; asking to hear some positive feedback, we need to know that we are heading in a direction that the membership likes. • <i>Thank you to the Board for the great job.</i>

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	• <i>Thank you to all the former Board members and long serving members who paved the way and made this building and community centre possible.</i>
9	Announce date for AGM and Adjournment – Rob LePage: The Annual General Meeting is scheduled for October 5, 2024. It was moved by Kelly LePage, seconded by Gary Woods, and carried: That the meeting be adjourned. The meeting adjourned at 10:46 a.m.
10	Board Appointments – Rob LePage: It was moved by Brenda Schuurman, seconded by Denise Dickin, and carried: That Yvonne Taylor be elected to the position of Director, LCCA Board.