

**DEANLEA BEACH ASSOCIATION
Annual General Meeting Minutes**

Saturday June 25, 2022
10:00 am – 12:00 noon

Deanlea Beach
End of Henry's Road

Item #	Item/Discussion/Decision/Actions
1.	<p>Call to Order, Welcome and Introductions – Connie Wheeler Meeting was called to order 10:09am</p> <p>Connie, on behalf of the Board, welcomed everyone to the meeting and thanked them for coming. She also introduced the Board members and recognized and thanked those who will be stepping down this year.</p> <p>Remaining:</p> <ul style="list-style-type: none"> • Lorrie Locke – Treasurer • Denessa Cameron – Secretary • John Gordon – Member at Large • Petra Wolfbeiss – Vice President • Connie Wheeler – President <p>Leaving:</p> <ul style="list-style-type: none"> • Claudio Renini – served 7 years as Chair, Communications • Douglas Cruickshank – served 3 years • Anna Dragert – served 3 years • Derrick Breau – served 2 years as Chair, Maintenance <p>Moved Peggy Kirk; Seconded Bill Palmer; Carried</p>
2.	<p>Establish Quorum – Denessa Cameron Quorum Established – 35 = 30%, NOTE: Quorum should be 20% of the paid membership.</p>
3.	<p>2022 AGM Agenda – Connie Wheeler</p> <p>a) Requests for New Business – Additions to Agenda.</p> <ul style="list-style-type: none"> i. Footpath Mats ii. Approaching Non-DBA members on the Beach <p>b) Motion to adopt the 2022 Annual General Meeting agenda, with additions. Moved Douglas Cruickshank, Seconded Loris Gaiotto – Carried.</p> <p>Action: 2022 Draft AGM minutes will be posted on DBA website. A note will be added indicating that approval of the minutes will not occur until 2023 AGM.</p>
4.	<p>2021 AGM Minutes – Connie Wheeler</p> <p>a) Motion to adopt Minutes of 2021 Annual General Meeting – August 28, 2021.</p> <p>Moved Brian Wheeler; Seconded Derrick Breau; Minutes Adopted.</p>
5.	<p>Motion to Ratify Directors' Decisions Over Past Year – Connie Wheeler</p> <p>a) Membership Fees:</p> <ul style="list-style-type: none"> i) AGREED to a \$50.00 flat rate for 2022. ii) Established and implemented a new plan to collect all membership fees by end of June 2022, in an effort to decrease the amount of volunteer time currently required to collect fees. <p>b) Maintenance:</p> <ul style="list-style-type: none"> i) Tree Removal: There have been no trees identified for removal in 2022, to date. ii) Road Work: Completed light grading and filled potholes. Thank you to Barry. iii) Footpath Review (Walk-about): Completed as required and noted in Minutes (June 1, 2022). iv) Poison Ivy – Common Property: Completed spraying for poison ivy, e.g. footpaths, edge of roadways unpaved roads, beach strip and bulletin board area. Thank you to Loris, Joan and Brian. v) Poison Ivy – Municipally Owned Roads – Reminder: Tiny Township has a poison ivy control

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	<p>program for municipally owned (paved) roads. Members are encouraged to call and identify areas of concern for the Township to spray.</p> <p>vi) Annual "Community Clean-up Day": Held on May 28, 2022. Many thanks to the volunteers who turned out to lend a hand to ensure our footpaths are ready for summer (raked and laid out mats); the beach is clean, and the boardwalk is in place at the north end of the beach. Almost 40 bags of yard waste were collected. Volunteers included: Melanie and Goldie, Rosie and Bob, Jill and Ed, Richard and Chris, Cathy and Matt, Wendy and Jim, Bob and Viv, Loris, Elizabeth, Brian & Connie, and Connor and friend.</p> <p>c) Water (E.coli) Testing: CONFIRMED participation in the FoTTSA water testing program which occurs every 2 years. Many thanks to Christine Gaiotto who has volunteered to take the water samples (again) on behalf of Deanlea Beach. Once results are received from FoTTSA, they will be posted on the DBA website. <i>IMPORTANT: Please remember there is a delay of several days between when the sample is taken and when the water test results are posted to the FoTTSA website. If you are concerned about the water, any member can and is encouraged to test the water. Water quality can change after a big storm or during a period of time when the temperature remains high. To be consistent with FoTTSA program, the two locations used for water testing are Red Rock and at the North end of beach.</i></p> <p>d) Hospital Donation: COMPLETED. Donation in the amount of \$100.00 has been sent to the Georgian Bay General Hospital (Midland) on behalf of Deanlea Beach "In Memoriam. <i>NB: The new Board will monitor finances and make a recommendation at the next AGM to either continue with \$100 donation or suggest it amount be increased.</i></p> <p>e) Fun Day: The event is scheduled for Saturday July 30, 2022, with a rain date of Sunday July 31st. See Item 9b) for more information.</p> <p>f) Friendly Reminders: REVISED document includes information regarding NEW Fireworks By- law as per Tiny Township. Laminated copies will be made available for each property. <i>IMPORTANT: It is the property owner's responsibility to ensure all family, friends, guests, renters, etc. are aware of and follow the reminders.</i></p> <p>g) Motorized Watercraft and Swimmer Safety: Last year, the Board, with support from those members in attendance at the AGM, chose to educate first before taking additional action such as placing buoys in the water, etc. The issue was monitored and there were no reported incidents of watercraft in swimming areas. A big thank you to all members who respected the boundaries for on-loading and off-loading and anchoring their watercraft. REMINDER: Motorized watercraft is not permitted in swimming areas. Please use the area between the two large post (old boat launch area) for anchoring, on-loading and off-loading.</p> <p>h) Communication Tools: A "News Flash" format has been piloted since July 2021 and to date seven News Flashes have been sent. Feedback from members indicates they appreciate receiving information in this format as it is timelier and keeps everyone well informed. AGREED to continue with News Flash.</p> <p>i) Benches – 50/50 Draw: At last year's AGM, a 50/50 was held to purchase a new bench for the beach. However, the response from members to purchase and donate new benches has been overwhelming, therefore the \$200 from the draw will be used to refresh existing benches, as required. The winner of draw was Phil Spademan.</p> <p>j) Short Term Rentals: The Board provided a template for members via the website and/or email as requested; and also sent a letter on behalf of the DBA regarding the timing of the project only.</p>

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	<p><i>IMPORTANT: The Board did not have a position, one way or the other, regarding short term rentals. The purpose of the Board's letter was to speak to the timing of the project only.</i></p> <p><i>NB: Approved DBA Board of Directors meeting minutes are posted on the DBA website.</i></p> <p>Motion to accept – Wendy Spademan; Seconded Jim Spademan; Accepted.</p>
6.	<p>President's Report/Message – Connie Wheeler</p> <p><i>An excerpt from the President's Message: When anyone asks me "what is it like to live at Deanlea", I tell them "it is the best thing we ever did because you just live life differently here". But, I meant "differently" in a good way. Please don't get me wrong – we have great neighbours, and have met some of the most wonderful people – many of whom we consider more family than friends; yet it is different and not in a good way. The time when everyone said hello or waved or gave you the "nod" (you know what I mean) is missing. People just seem angry for lack of a better term, or they have no time for others; or they complain about everything, yet do nothing to make things better. When I think about where we are and how fortunate we are to call the beach "our backyard", why are so many so angry? We should be grateful that we live in this most amazing place. "I just don't get it", and it has been bothering me.</i></p> <p><i>So, over the past few months, I have been asking myself and those who would listen – why do I care? Why do I care so much that I volunteer my time to help make Deanlea a better place for others? Why do I care that our footpaths are free and clear, and the unpaved roads are maintained so that others can walk their dogs, and their kids and grandkids can ride their bikes? Why do I care to help others if they need support? Why do I care that our beach is a safe place for everyone? Why do I care?</i></p> <p><i>And honestly, it wasn't until the morning of the AGM when I sat outside at 6 am to think about what I wanted to say today that I found my answer – I want to live in a community that makes life better – not only for my family but for others! A place where everyone feels safe and laughter is the norm. A place where people respect each other. A place where you can play and most importantly be proud of our Deanlea Beach community! In the end, it was not a complicated answer, and I suspect many of you want the same thing, so how do we do that together? We need to be GOOD neighbours! We need to be KIND TO EVERYONE! We need to RESPECT and abide by the Friendly Reminders. Just because you have done something in the past (or the beginning of time as I like to say), it does not make it right. We need to adapt to change!</i></p> <p><i>So today I challenge you to be a better neighbour; to be kinder to each other; and to respect the rules. Let the small stuff go and focus on what really matters – live, laugh and play! If we as a collective can do that – we will have the best beach community ever and one we can be proud of.</i></p> <p><i>Thank you! Connie Wheeler, President</i></p>
7.	<p>Treasurer's Report – Lorrie Locke</p> <p>a) 2021 Membership Fees – 199 paid memberships.</p> <p>b) 2021 Financials – Financial Statement was handed out at meeting and reviewed with membership. Discussion:</p> <ul style="list-style-type: none"> - \$35 Donation from John McNeill, Snow Removal Contractor - \$170 discrepancy in FoTTSA from 2020 to 2021 is attributed to water testing program which happens every 2 years. - Why do we have so much money and why are we not using it for improvements? Bill Palmer explained that the fund has increased incrementally since 1974 (48 years); and the money has been

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	<p>held in case it is needed for any legal matters/challenges, etc. NB: It appeared the majority of members supported keeping the fund as is; however there was no formal vote taken.</p> <p>Action: Lorrie will be looking for a new accounting firm as the fees have risen significantly since moving to a new firm that took over from old one.</p> <p>Action: The Board offered to meet with any member who requires additional clarification and/or have something they wish to discuss with the Board further.</p> <p>Action: Financial Statement will be posted on DBA website.</p> <p>c) 2022 Membership Fees – 117 paid, as of today. Action: Lorrie will send email to members who have not paid, again asking that this be done as soon as possible to help decrease the amount of time required to collect and manage DBA finances.</p> <p>d) 2022 Operating Costs – Lorrie indicated there are no additional expenses, other than the norm, expected at this time.</p> <p>Motion to approve: Richard LaRose; Seconded Eric Spademan, Carried.</p>
8.	<p>FoTTSA Report – Connie Wheeler Connie thanked Douglas Cruickshank for the great job he did as the DBA FoTTSA rep over the past 3 years. Action: A new rep is required (and you do not have to be a Board member). FoTTSA meets 4 times per year, and the rep is responsible to provide an update to the DBA Board, who in turn shares with its members. Anyone interested should contact Connie via president@deanleabeach.ca or Douglas at cruickshank_dj@hotmail.com for more information.</p> <p>a) FoTTSA Annual General Meeting – The meeting was held on Saturday June 18, 2022. A handout was provided at the meeting outlining the work of FoTTSA. Key Highlights include:</p> <ul style="list-style-type: none"> • Publish <i>The Tiny Cottager</i> newspaper in the spring and fall; and maintains www.tinycottager.org • Send out monthly e-newsletter – FoTTSA Flach. • Coordinates the FoTTSA Retail Discount program that provides discounts for residents and promotes participating businesses. NB: Discount cards are available to paid members only <i>and can be picked up at 8 Glen Ave S. or 21 Lakeside Dr.</i> • Coordinates a volunteer-led Recreational Water Sampling Program every 2 years (even); and Well Testing Program for Nitrates (every 2 years - odd). • Advocated on municipal issues important to Tiny residents, e.g., Zoning By-law, Transportation Master Plan, Short Term Rentals, etc. • Advocate on environmental issues, e.g. protecting what has been tested to be the world's purest water, continue to work with the Canadian Environmental Law Association to mount a legal opposition to threats from two gravel mining operations in Tiny. • Joined a proposed 5-year research study of the worlds' purest water. • Save our Water Campaign – continue to maintain website, social media, donations to SOWT legal fund and sign sales and distribution, participated in demonstrations in support of SOWT at the Elmvale Flow and the Teedon Pit, participated in a virtual rally organized by the province-wide Reform Gravel Mining Coalition in support of SOWT. <p>Action: The handout will be posted on DBA website. Moved Douglas Cruickshank, Seconded Franco Rennini, Moved.</p>
9.	<p>a) Property & Maintenance – Connie Wheeler Work Plan: There are several areas that require attention, and the following items are targeted as part of the 2022/23 workplan:</p> <ul style="list-style-type: none"> - <u>Potholes and road maintenance:</u> Barry Locke has completed minor roadwork and will continue to

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	<p>monitor the unpaved roads and make repairs, as required. The Board has talked about grading; however this is expensive and we need to ensure the costs is worth the gain. Discussions will continue with new Board.</p> <ul style="list-style-type: none"> - <u>Footpath posts rehabilitation</u>: Barry Locke and Brian Wheeler have replaced and painted a number of posts, with a few remaining. This project will be completed by end of June/early July. - <u>Bulletin board area refresh</u>: This will be completed along with post rehab. - <u>Entrance</u>: See Item 11a. - <u>Bench rehabilitation</u>: There are a few benches in need of repairs, and we are in the process of finding someone to do the work. Discussions will continue with new Board. Costs will be covered with funds generated by 50/50 draw (\$200) held at last year's AGM. <p>b) Fun Day – Denessa Cameron Due to a limited number of volunteers and no raffle, the day will continue with the costume parade plus games and treats for the kids; however, there will be no pizza lunch. <i>NB: The decision to cancel lunch was not made lightly; but without the raffle which subsidizes the majority of the day, the Board feels it is best to scale back this year and re-evaluate next year.</i> Action: Additional volunteers – Bill & Eric Spademan, Anna Kaciak.</p> <p>c) Communications – Connie Wheeler News Flash: Last year, the Board piloted a new communication tool in an effort to ensure members receive information regarding relevant DBA business in a timelier manner. This format has received very positive feedback. APPROVED – Recommendation: That the DBA to continue to send out News Flashes, as required to ensure members receive information regarding relevant DBA business in a timely manner.</p>
10.	<p>2022 Board of Directors – Connie Wheeler</p> <ul style="list-style-type: none"> a) Call for Nominations – Wendy Spademan nominated Vivian McKeown; accepted. b) Motion to Elect the Board <ul style="list-style-type: none"> - Connie Wheeler - Lorrie Locke - Denessa Cameron - John Gordon - Petra Wolfbeiss - Viv McKeown <p>Moved Derrick Breau; Seconded Joyce Palmer – Carried.</p> <p><i>Update: Following the Board meeting, Petra Wolfbeiss advised she too will be stepping down this year; however she offered to continue to be part of the By-law review and support the Board, as time permits.</i></p>
11.	<p>Business from Previous AGM Minutes – August 28, 2021</p> <ul style="list-style-type: none"> a) Item 5h) – DBA Common Property / Encroachment: The Board continues to make every attempt to stop members from encroaching on DBA property as well as ensuring property lines are being respected and the natural environment is preserved. <u>DBA property:</u> As per previous discussions and supported by members at the 2021 AGM, new encroachment issues on DBA property will be addressed as identified; and “historical encroachment

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	<p>issues” may be addressed if a property is sold, noting consideration will be taken into account as to where the “encroachment is” and “if it is impeding others from using DBA property. NB: Just a reminder that this issue has been discussed with several past presidents to see how their Boards handled encroachment on DBA property. All agreed encroachment has been a long-standing issue at the Beach and recognize it is extremely difficult to enforce, specifically when addressing historical encroachment.</p> <p>Action: New board to investigate adding markers to stake out DBA property.</p> <p><u>Environmental:</u> Members are reminded that trees, plants and grasses <u>natural</u> to our environment and located on DBA property must be respected and should not be cut, trimmed, removed or otherwise without permission from the Board, e.g. dead or dangerous tree/limb that poses a danger to property or pedestrians.</p> <p>Action: New board to review adding to 2022/2023 projects.</p> <p>b) Item 11d) – Delineation Project – North End Property / Access to Bluewater Dunes: The Township has delineated the property line. No further action required by DBA at this time.</p> <p>c) Item 11e) – Internet Access: BELL Fibe lines are in, however they are not active as of yet. Once the lines are “fired up” property owners ‘should’ be advised via Bell regarding their options. A date has not been communicated as to when this new service will be available. NB: If you contact BELL now, you will be told you are not eligible for BELL FIBE, which is technically true because the lines are not active. However, once they go live, then you will be eligible. This information is subject to change. Please contact BELL directly if you have specific questions about your service.</p> <p>d) Item 11f) – Speed Limit on Municipally Owned (paved) Roads: Deanlea was put on the Township’s list to review the current speed limit in our community; however no further update has been provided regarding the timing of their review. In the meantime, ten (10) slow down signs are available if you would like one for your property. The signs have been provided by CAA at no cost.</p> <p>Action: Contact president@deanleabeach.ca if you would like a sign.</p> <p>Action: Connie will follow-up with Township re process, etc.</p> <p>e) Item 12c) – Deanlea Entrance: Discussion about the entrance to Deanlea Beach (Deanlea Beach Blvd.) and what to do with it. The Board was tasked with getting quotes to:</p> <ol style="list-style-type: none"> i) remove ii) refresh as is, e.g Deanlea Beach iii) refresh and adjust wording, e.g. remove “Beach”. <p>The DBA approached the Faria family, and they have offered to do the work and will only charge for materials (no labour costs to be included). A tentative budget of \$1500 has been set, recognizing this will depend on their final analysis of what needs to be done.</p> <p>APPROVED – Recommendation:</p> <p>That the entrance walls on both sides of Deanlea Blvd. be rehabilitated; and that the wording is changed to read “Deanlea”.</p> <p>Our thanks to the Faria family for volunteering their time to do this work.</p> <p>f) Item 12f) – Parking on Municipally Owned (paved) Roads; and Private (Unpaved) Roads: Parking is allowed on municipally paved roads with a permit issued by the Township; and there is NO parking at any time on the unpaved roads. It is very important to contact by-law if you see an illegally parked</p>

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	<p>vehicle. Members are also being asked to not accept payment for parking. This is a dangerous practice and brings non-DBA members to the beach.</p> <p>g) Item 12i) – Short Term Rentals: The Board provided a template for members and sent a letter to Council re timing of project. In addition, the Board is asking that all DBA rental property owners take responsibility for their renters and ensure they understand and respect the by-laws, their neighbors, the beach, and the community at large. The Friendly Reminders is a good tool and should be shared.</p> <p>A handout (which will be posted on the DBA website) was provided at the AGM meeting and provided an update on the Townships progress to date with regards to the new by-law, to take effect in early 2022. Additional information can be found at www.tiny.ca</p>
12	<p>New Business</p> <p>a) New Signage: The Board is recommending a review of all existing signage to integrate all messaging in a condensed clear way, including emergency contact info (what3words), by-laws, and important Friendly Reminders. This will eliminate the number of signs across the community. Consideration will be given to the amount of content on sign, and where they should be located. Action: New Board will discuss as 2022/2023 projects.</p> <p>b) FOR INFORMATION ONLY - New Signage for Snow Clearing Purposes: For insurance purposes, new signage has been placed at the entry points to unpaved roads. The signs were paid for through the snow clearing fund. There was no charge to the DBA.</p> <p>c) Ontario Not For Profit Act (ONCA) – The act requires a review of existing articles and by-laws and this is to be completed by 2024. See hand out for more information. APPROVED – Recommendations: a) That the DBA establish a working group to develop a process for the review of existing articles and by-laws. b) That the process be communicated to the membership via a News Flash and posting on DBA website. c) That a draft document be presented to the membership at the 2023 Annual General meeting.</p> <p>Additional Items added at meeting:</p> <p>d) Footpath Mats – A reminder that the mats are there to make it easier for people to get to beach; however they can become slippery when wet or if there is too much sand on them. Please be careful when using and if you find they are more of a hindrance than helpful, please advise a Board member.</p> <p>e) Approaching People (on beach or DBA community) – In an effort to protect our private beach community, you and/or your guests/renters may be asked if they are from Deanlea. The answer should be easy “yes or no”, however many people take offense to the question and can get extremely defensive. The intent is not to offend but to ensure the safety of our beach community. Action: Please remind guests they may be asked if they are from Deanlea and to be respectful to those asking.</p> <p>f) Land Acknowledgement – Community member, Joyce Palmer, noted that land acknowledgement is a requirement at other meetings and asked if we should be recognizing at our meeting(s) Action: Joyce Palmer will connect with local community to confirm indigenous groups to be recognized within Tiny Township. Action: Connie will contact Township for confirmation and official wording.</p>
13.	<p>Adjournment The meeting adjourned at 11:30 am</p>

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	Moved by Derrick Breau; Seconded by Jim Spademan; Carried.

DRAFT