

**DEANLEA BEACH ASSOCIATION
ANNUAL GENERAL MEETING**

Saturday May 18, 2019

12:00 non – 2:00 pm

Wyevale United Church Hall

Wyevale, Ontario

MINUTES

Item #	Item	Discussion / Decision
1.	Call to Order, Welcome and Introductions – Bill Palmer	<p>Meeting was called to order at 12:07 pm</p> <p>Bill Palmer indicated we do not have quorum, however we will start the meeting re-count prior to moving Item 2, below.</p> <p>Bill introduced the current Board of Directors:</p> <ul style="list-style-type: none"> ▪ Bill Palmer – President ▪ Petra Wolfbeiss – Vice-President ▪ Lorrie Locke – Treasurer ▪ Connie Wheeler – Secretary ▪ Claudio Renini – Director ▪ John Gordon – Director, Absent ▪ Peter Rossborough – Director ▪ Anna Dragert – Director <p>Bill Palmer introduced the DBA using a Who, What, When, Where, Why & How format.</p> <p><u>Who:</u> Deanlea Beach is a tightly-knit community of 215 residences in three subdivisions: Tiny Plans 793, 1481, & M76. Residents are approximately 80% seasonal and 20% permanent. The DBA is its Beach Association.</p> <p><u>What & Why:</u> The DBA is a not-for-profit corporation that was formed to hold title to common property (gravel roads, footpaths, beach block) in Plan 793, in exchange for development rights to Tiny Plan M76. Its purpose is to hold property and serve the interests of its members.</p> <p><u>When:</u> George Richardson developed the first subdivision (Plan 793; gravel roads) in March 1934 on land purchased from Dean Lumber Co. Two other subdivisions (Plan 1481 & M76; the paved roads) were developed in the 1970s. The DBA was incorporated on July 5, 1974.</p> <p><u>Where:</u> Deanlea Beach is a community situated on Nottawasaga Bay and accessed from Tiny Beaches Rd. South (at the level of the 4th Concession) in Tiny Township.</p> <p><u>How:</u> The DBA is governed by By-law No. 1 and managed by a Board of Directors, who elect four Officers, hold an Annual General Meeting, and convene 7 or 8 Directors meetings each year. The DBA communicates via a website, two annual newsletters, info packages, and a bulletin board. The DBA participates in the Federation of Tiny Township Shoreline Associations (FoTTSA).</p>
2.	Establish Quorum	<p>Quorum Requirement: 20% of 170 members = 34</p> <p>Attendance: There were 36 members plus 7 Board members = 43</p> <p>Moved by David Mintz; Seconded by Ron Armstrong; CARRIED.</p>
3.	Motion to Adopt Agenda of 2019 Annual General Meeting	<p>No additional items were identified.</p> <p>Moved by David Mintz; Seconded by Ron Armstrong; CARRIED.</p>

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4.	Motion to Adopt Minutes of 2018 Annual General Meeting – June 23, 2018	<p>The minutes of the 2018 AGM held on June 23, 2018 were adopted. Moved by Ana Armstrong; Seconded by Doug Cruickshank; CARRIED.</p> <p>NB: The minutes of the AGM are posted on the Deanlea Beach website and copies distributed at the AGM. Minutes of Director’s meeting are posted on the website.</p>
5.	Motion to Ratify Directors' Decisions Over Past Year	<p>a) Membership Fees b) Removal of Trees on DBA property c) Banking – Signing Authority d) Water Testing e) Gravel for Road Maintenance f) Beach Erosion Submission</p> <p>Moved by Joyce Palmer; Seconded by David Mintz; CARRIED.</p>
6.	President’s Report	<p>Through FoTTSA, Bill Palmer suggested holding a meeting with other beach presidents. This was well received, and Bill hosted a meeting with 21 presidents from other beach associations in attendance on May 11th, 2019 to talk about issues they are dealing with as well as issues of mutual interest. It was an excellent meeting and those in attendance supported carrying on with these meetings. Bill noted there was excellent discussion and it was interesting to see how other associations function. The meeting helped us realize how fortunate we are at Deanlea Beach: 1) we have few significant beach access issues (due to the private enclave & controlled parking); 2) we have few significant environmental issues (a healthy “dry” sandy beach & low invasive species); 3) our member fees are relatively low; and 4) we have access to high-speed internet.</p>
7.	Treasurer’s Report	<p>Lorrie Locke confirmed the Treasurer’s mandate is to ensure the DBA is acting in a fiscally responsible manner and is as cost-effective as possible.</p> <p>Lorrie presented the 2018 financial statements and reviewed key highlights, specifically:</p> <p><u>Audit</u>: Further to the discussion at last year’s AGM, Lorrie investigated and confirmed that the DBA is not required to conduct an official audit annually. Therefore, for 2018, there was a review (vs. an audit), which resulted in a savings of approximately \$500 - \$600. Members asked that documentation indicating an audit is not required be shared.</p> <p>Action: It was agreed the information would be emailed to all members; however it will now be posted on the website.</p> <p><u>Printing</u>: As a cost-saving measure, the historical ‘walk-about package’ will no longer be provided to all residents. Instead, you will be able to find the map and the Do’s and Don’ts on the website and copies of the membership list will be emailed to all members (see below).</p> <p><u>Membership List</u>: Typically the list is available at the AGM, however this year it was not available. Not only does it require updating, but Lorrie wanted to review the need and ensure there are no privacy issues with sharing the list. Bill noted the intended use is for DB residents only and not shared with other entities.</p> <p>Discussion:</p> <ul style="list-style-type: none"> - members feel the list is helpful to stay connected to the Community - name, address and publicly-available phone numbers only appear on list (no email) - some members use as an emergency contact list although this is NOT the intended use

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		<p>Action: The group agreed it would not be posted on the DBA website as this is a public site and the list could then be used for other purposes. It was agreed to update the list and make it available to all members via email or upon request.</p> <p>Website: Phil Spademan has offered to continue to pay/host the DBA website as his contribution to the Beach. Many thanks to Phil for his generous offer.</p> <p>Fun Day: Overall, it cost more to put the event on, however additional funds were made through the raffle.</p> <p>Donation to Hospital: The Board agreed to continue with this practice and donate \$100 in memory of DBA residents.</p> <p>Tree Removal: This was a significant cost this year, however it will not be done again for another 2-3 years unless the Board is advised of any dead and/or dangerous trees on DBA property that pose a problem.</p> <p>Bill Palmer confirmed that Plan 793 identifies a 30' easement on the laneways and the DBA is responsible for any tree that grows within that space and/or is hanging over property line or over a private cottage.</p> <p>Discussion: If there are any trees dangerously close to hydro lines (regardless of whose property they are on), Hydro will come and cut them down. It was also noted that Hydro is working to 'clean-up' areas and Deanlea Beach may be on their radar.</p> <p>GIC: Lorrie noted it came up for renewal and when she contacted bank to discuss options, they conducted an CRA search which resulted in identifying up to 34 names on record. Lorrie is now working with the bank to clean-up the records and once this is done, she will meet with the bank along with Bill Palmer and Petra Wolfbleiss to review options and determine the best course of action, e.g. 1 or 2 GICs with different redeemable dates, etc.</p> <p>Other: Ana Armstrong thanked Lorrie for all of her work and congratulated her on doing an 'amazing job'. This was echoed by the members and the Board.</p>
8.	FoTTSA Report (Federation of Tiny Township Shoreline Associations)	<p>Bill advised that Doug Cruickshank has agreed to represent the DBA at the table, recognizing that he is currently not a DBA Board member. Doug's goal is to keep DBA members informed about FoTTSA and asked that the membership list be shared with him.</p> <p>Annual General Meeting: The FoTTSA AGM is scheduled for Saturday June 22, 2019 (weekend before Canada Day long weekend).</p> <p>Teedon Gravel Pit: FoTTSA has joined the fight against the expansion of the Teedon Gravel Pit (northward) and the renewal of its permit to take water. This quarry is in Tiny Township near the aquifer that supplies pure water for most of North Simcoe and beyond and was threatened over 10 years ago by Dump Site 41. Residents near Teedon Pit who rely on groundwater began reporting silt in wells and local streams soon after the aggregate operation expanded in 2009. Silt has also been observed recently in the artesian well water at the water kiosk on County Road 27 just north of Elmvale. Here's how you can help:</p> <ul style="list-style-type: none"> - Petition: https://www.ola.org/en/get-involved/petitions - Follow FoTTSA on Instagram @tinycottager_fottsa and the Friends of the Waverley Uplands on Facebook <p>Sewage Overflows: Members were advised that the Town of Midland has been dumping raw sewage into the Bay, however it has been confirmed that the Town is dumping a combination of sewage <u>and</u> rain water that is a result of old "combined sewers" that collect both sewage and stormwater run-off. The overflow does not go through the</p>

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9.	Committee Reports	<p><u>Property & Maintenance</u></p> <ul style="list-style-type: none"> - Gravel – placed in 2 locations back in October (Parkside and Henry’s Road) - Road Maintenance – Barry Locke and Loris Gaiotto have taken the lead and do an amazing job at maintaining the laneways to ensure they are safe and free of potholes, etc. - Maintenance Sub-group: Connie asked that if anyone is interested in joining this small group, assuming Barry and Loris will continue, it would be greatly appreciated. <p><u>Communications:</u> Claudio noted that best efforts are made to keep people informed and he is currently responsible for creating the newsletter, with content provided by all Board and/or DBA members, and he also looks after distribution. Items that get posted on the website include: notices, newsletters, agendas and minutes.</p> <p><u>Fun Day:</u> People are always stepping up to take on various components and this is appreciated. In addition to last year, NEW this year is a Volunteer BBQ that will be hosted by Lorrie and Barry Locke on Friday August 2, 2019. Sign-up sheets are available so please tell your friends and contact Lorrie, if interested.</p> <p><u>For Information Only:</u> Outside of the DBA responsibilities, there is a group of DBA members who work with residents to ensure the laneways are plowed and maintained throughout the winter months.</p>
10.	2019 Board of Directors	<p>a) Call for Nominations Mary Jane nominated Doug Cruickshank; seconded by Barry Locke. The following Board Directors confirmed they are willing to continue:</p> <ul style="list-style-type: none"> ▪ Bill Palmer ▪ Petra Wolfbleiss ▪ Lorrie Locke ▪ Connie Wheeler ▪ Claudio Renini ▪ John Gordon ▪ Peter Rossborough ▪ Anna Dragert <p>b) Motion to Elect the Board Moved by David Mintz; Seconded by Dave Lake; CARRIED.</p>
11.	Business from Previous Minutes - Matters Arising	<p>a) Proposed Draft DBA By-laws: There has been no action taken on this issue since last year’s AGM. It was agreed that a working group of Michael Ryan, Petra and Bill would review the feedback, amend as required and share the proposed changes with membership for review/decision at a future meeting. FYI: This issue was brought forward in reaction to a proposed BILL in the house that has yet to pass final consent</p>

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		<p>therefore there is no urgency to complete at this time; however, should the BILL pass, the DBA would then have 3 years to submit.</p> <p>Action: Michael Ryan confirmed his interest to continue with this project. A meeting will be set up to discuss, when required.</p> <p>b) Fire Access and Fire Hydrants: Further to last year's AGM, the Board will be submitting a proposal (deputation) to the Township regarding the potential to increase the number of fire hydrants in our community that provide water to fill the fire trucks.</p> <p>Action: The Board will submit a deputation for consideration during next budget cycle.</p> <p>c) Legal Representation: In the past, the DBA relied on the legal expertise of Gary French, when required, however he has retired. So, the DBA is looking for a lawyer with beach association/property issues knowledge to be consulted should if the need arises. NB: There was a call out to DBA members to see if anyone was interested, however it was suggested and agreed that it would be better to have a non-DBA resident to avoid any conflict of interest.</p> <p>Action: Bill will look to the other beach presidents/FoTTSA to see who they use and/or how they handle legal issues.</p> <p>d) Hospital Donation: This is done annual in memory of those DBA members who have passed on. The donation is \$100/year.</p> <p>e) Beach Preservation: Franco Renini who is a long-time resident at DB and extremely passionate about the beach and the entire shoreline, submitted a letter to the Board earlier this year asking that consideration be given to adding two groynes to the north and south ends of the beach to help contain sand. The Board, through Peter Rossborough, investigated and prepared a response that was sent to Franco. The conclusion was that a groyne solution is too costly (potentially \$50,000) and there is no assurance of its effectiveness. Franco agreed that a groyne may not be the only solution, and asked that consideration be given to a new technology he found on the internet, for which he provided a copy of the report: Sandsaver - www.sandsaver.com.</p> <p>The Lake Huron Centre for Coastal Conservation Report: Peter advised of another report available via www.lakehuron.ca and indicated a LHCCC representative would be prepared to come and speak to the DBA.</p> <p>Action: Proposal to invite to future meeting will be discussed further with the Board.</p> <p>f) Beach Clean-up: Reminder there will be a beach clean-up on Sunday May 19 at 10:00 am. Decisions about what to do with driftwood, etc. will be determined.</p> <p>g) Tiny Cottager: There is a excellent article on Huronia archaeology in this month's edition entitled "Footprints in the Sand." There is also an informative article on Great Lake Water Levels entitled "Georgian Bay Water Levels Continue Rising." Go to www.tinycottager.org.</p>
12.	New Business	No items were identified.
13.	Adjournment	2:04 pm Moved by Michael Ryan; Seconded by David Mintz. CARRIED.

Minutes taken by: Connie Wheeler