

**DEANLEA BEACH ASSOCIATION
Annual General Meeting - Minutes**

Saturday August 28, 2021
10:00 am – 12:00 noon

Deanlea Beach
Henry's Road (Boat Launch)

Item #	Item/Discussion/Decision/Action(s)
1.	<p>Call to Order, Welcome and Introductions – Connie Wheeler</p> <p>The meeting was called to order at 10:03am. Connie welcomed members with a wonderful reflection on the importance of community and privilege of our shared property-Deanlea Beach. Connie encouraged cohesiveness, kindness and patience in our communications with one another. The members were reminded that the DBA Board members are volunteers; they do not get paid and are not responsible for all municipal issues in the Township. Their responsibility is the care and preservation of the common property of Deanlea Beach.</p> <p>Members of the Board were introduced.</p>
2.	<p>Establish Quorum – Petra Wolfbeiss</p> <p>Quorum was established with 55+ attendees. 50% plus one of the memberships is required for quorum.</p>
3.	<p>2021 AGM Agenda – Connie Wheeler</p> <p>a) Request for Additional Items</p> <p>There were no new items added to the agenda.</p> <p>b) Motion to Adopt the 2021 Annual General Meeting agenda.</p> <p>Moved Joan Condie; Seconded Peggy Kerk; CARRIED.</p>
4.	<p>2020 AGM Minutes – Connie Wheeler</p> <p>a) Motion to Adopt Minutes of 2020 Annual General Meeting – August 29, 2020.</p> <p>The Minutes from the 2020 DBA AGM were adopted as presented.</p> <p>Moved Bill Palmer; Seconded Michael Ryan; CARRIED.</p>
5.	<p>Motion to Ratify Directors' Decisions Over Past Year – Connie Wheeler</p> <p>Connie Wheeler reviewed the priorities and actions of the DBA Directors; and reminded members that Minutes from all Board meetings are posted at deanleabeach.ca</p> <p>Following are the priorities and actions as reviewed by Connie:</p> <p>a) Membership Fees: The Board agreed to a \$50.00 flat rate for 2021. Established and implemented a new communication plan to collect fees. Action: Fees for 2022 will be reviewed at Director's Meeting and communicated to membership.</p> <p>b) Maintenance:</p> <p>i) Tree Removal: Removed 4 large trees on "common property" (2 on Henry's Road; 2 on Glen Ave S).</p> <p>ii) Road Work: Completed light grading and filling of potholes.</p> <p>iii) Footpath Walk-about: Completed by Peter Rossborough, as required, and noted in Minutes (Sept 12, 2020).</p> <p>iv) Poison Ivy – Common Property: Completed spraying for poison ivy as per past practice, e.g. Loris Giatto and a number of other volunteers sprayed footpaths and edges of roadways on common property. The option to hire a professional company was discussed; however the Board concurred, under advisement that hiring a professional company would be costly and would not eradicate the issue due to the prevalence of poison ivy. FYI: A quote to spray footpaths, etc. was \$2800. This would include 2 sprays and other vegetation would be affected by the spray. <i>NB: Members are responsible for spraying on their property.</i></p>

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	<p>v) Poison Ivy – Municipally Owned Roads: Tiny Township conducts a spraying program on municipal roads and this information was shared with interested members. <i>NB: Thank you to C. Stanson for contacting the Township and asking that certain areas be sprayed.</i></p> <p>v) Annual “Beach Clean-up Day”: The Board changed what was traditionally referred to as “Beach Clean-up Day” to “Community Clean-up Day” and incorporated footpaths leading to the beach. This included raking (over 30 bags were collected), and light trimming of trees and brush to ensure clear and safe access to beach.</p> <p>c) Water (E.coli) Testing: The Board agreed that water testing will continue every 2 years as part of FoTTSA water testing program. <i>NB: Any member can and is encouraged to test the water (Red Rock and North end) if they are concerned about water quality. The two (2) locations noted are the same areas tested for FoTTSA program.</i> Action: Deanlea Beach will be participating in the FoTTSA program in 2022.</p> <p>d) Hospital Donation: The Board donated \$100.00 to Georgian Bay Hospital (Midland) on behalf of the Deanlea Beach Association “In Memorium”.</p> <p>e) Fun Day: Consistent with public health guidelines, the Board cancelled the 2021 event due to Covid19.</p> <p>f) Friendly Reminders: The Board revised the Friendly Reminders updating to include the Fireworks By-law; and Tiny Township street parking By-law.</p> <p>g) Motorized Watercraft and Swimmer Safety: AT the 2020 AGM, a number of members expressed concern about reckless operation of motor vehicles in the beach are coming in too close and fast to people in the water. It was requested that marker/buoys be placed around the swimming area. The Board agreed to educate first before taking action. Information on proper boat etiquette and safe operation within markers has been posted on the DBA website, communicated via Newsletter, word of mouth. <i>NB: To date, rules have been respected and there have been no reported incidents of watercraft in swimming areas. Thank you!</i></p> <p>h) DBA Common Property: The Board determined the most feasible way to address encroachment on common property is to do so on <u>new instances</u> of encroachment on DBA property, as identified. It was also decided that attempts to recover DBA property should take place, if and when a property is sold. <i>NB: It should be noted that encroachment has been a long standing issue at the Beach and recognized it is extremely difficult to enforce retroactively.</i></p> <p>i) Adopt-a-Footpath: The Board implemented a new initiative where members maintain a footpath near them to ensure it is safe and user friendly. <i>NB: Several members had already taken this upon themselves to look after a path. Many thanks to Matt Newman for taking over the “blowing of debris” on several footpaths.</i></p> <p>j) News Flash: Recognizing the increasing number of matters that members need to be advised of the Board piloted a new communication tool – <i>The DBA News Flash</i> to ensure members receive information in a timelier manner. The <i>News Flash</i> is distributed by email.</p> <p>Moved Bill Palmer; Seconded Marjory Ingrassia; CARRIED.</p>
6.	<p>President’s Report – Connie Wheeler</p> <p>The President’s Report was captured in the action/decisions of the Board under item 5.</p>
7.	<p>Treasurer’s Report – Lorrie Locke</p> <p>a) Membership Fee Update</p> <p>Lorrie reviewed the expenditures/allocations of the \$50/annual membership fees:</p> <ol style="list-style-type: none"> 1. Paying property taxes: The payment of property taxes ensures that the beach remains private. If taxes are not paid the Township will have the authority to decide to open the beach to the public. This is of significant importance and Council has recently considered a motion to make all beaches

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	<p>public (defeated 4-1). However, there is significant momentum including a Facebook Group with thousands of members demand the right to beach access.</p> <p>Paid Dues for 2021 – 167 (to date)</p> <p>Paid Dues for 2020 – 186</p> <p>Lorrie shared the next steps in collecting unpaid dues. Lorrie reported that new members are very proactive and reaching out to her interested in the Association, its mandate and how to be engaged. This is positive news indicating people are beginning to understand and appreciate the value of the Deanlea Beach block and that once we lose it, it's gone.</p> <p>2. General Liability Insurance: This important insurance protects the Association against lawsuits such as accidents on the boat launch etc.</p> <p>b) 2020 Financials: Lorrie advised there has been no significant change over 2020, Generally the Association has between \$8,000-\$11,000 in revenues and 2021 has seen \$9,000.</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: center;">Financial Position</th> <th style="text-align: center;">2020</th> <th style="text-align: center;">2019</th> </tr> </thead> <tbody> <tr> <td>Assets</td> <td style="text-align: right;">\$54,219</td> <td style="text-align: right;">\$53,962</td> </tr> <tr> <td>Liabilities (Accounts Payable)</td> <td style="text-align: right;">\$2,000</td> <td style="text-align: right;">\$1,850</td> </tr> <tr> <td>Net Assets</td> <td style="text-align: right;">\$52,219</td> <td style="text-align: right;">\$52,112</td> </tr> <tr> <td>Revenues</td> <td style="text-align: right;">\$107</td> <td style="text-align: right;">\$3,261</td> </tr> </tbody> </table> <p>c) 2021 Operating Costs: Disbursements tend to fluctuate from year to year depending on property needs including larger costs such as large tree removal.. Fun Day tends to be a net zero gain and with no impacts in 2021.</p> <p>The Financial Statements and the financial position of the Deanlea Beach Association were deemed are in accordance with Generally Approved Canadian Accounting Standards for not-for profit organizations.</p> <p>Moved Cathy Stanson; Seconded Richard LaRose; CARRIED.</p>	Financial Position	2020	2019	Assets	\$54,219	\$53,962	Liabilities (Accounts Payable)	\$2,000	\$1,850	Net Assets	\$52,219	\$52,112	Revenues	\$107	\$3,261
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8.	<p>FoTTSA Report (Federation of Tiny Township Shoreline Association) – Douglas Cruickshank Following are the updates from DBA FoTTSA representative, Douglas Cruickshank:</p> <p>1. Teedon/CRH Ontario Land Tribunal Hearing On January 14, 2021, despite submissions in opposition from technical experts including by FoTTSA and many others, a “Renewal” permit was issued for the CRH Canada Group to take water for the purpose of washing the gravel that the Company is extracting from the Teedon Pit. This renewal was granted ignoring expressed concerns about the potential negative impacts of this activity on the Allison Aquifer with the world’s purest natural water. FoTTSA will continue its opposition to both the extraction of gravel and water from the Teedon Pit in Tiny Township, and to protect naturally occurring clean drinking water from this Province-permitted commercial activity.</p> <p>2. Garbage Collection Simcoe County is launching a new program involving large carts for automated collection of waste, recycling and organics. <u>Logistics:</u> The program will start in November 2021; collection day will continue to be on “Monday” for our area; organics (green lid) will be picked up every week; waste (black lid) and recycling (blue lid) will alternate. Update: Bins have been delivered; however they are not to be used until the first pick-up in November.</p> <p>3. Road Safety Last summer, FoTTSA conducted a survey on traffic volumes and speed, notably on the Tiny Beaches Road. The Tiny Council directed administrative staff to report back on the strategies/recommendations. The FoTTSA safety survey results will be included for review during the development of the Township’s Transportation Master Plan in 2021. <i>NB: Some speed limit changes have already been adopted and are</i></p>															

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	<p><i>in force.</i></p> <p>4. Gypsy Moths On December 15, 2020 FoTTSA formally sent a letter to Tiny Township Council on this subject, and particularly the ban on overspray on municipal property, and the policy with respect to spraying the moths in general. A map is available from MNR of projected defoliation in 2021. <i>NB: Tiny Township is conducting a short survey about spraying, who should pay, etc.</i></p> <p>5. Short Term Rentals (STRs) Many cottage owners in Tiny Township have reported problems with respect to cottage rentals in the Township where the renters did not act as good neighbours in terms of behaviour, noise, respect for private property, beach access and use and so on. FoTTSA carried out an anonymous survey on STRs via email submissions to “The Tiny Cottager/FoTTSA Flash” via the opt-in email list, composed mostly of full-time and seasonal residents of Tiny. A link was posted to the survey on social media and the FoTTSA website. An overwhelming response was received, with 395 readers filling in the survey and over 130 taking time to add written comments. FoTTSA developed a template for a suggested “Guide for Guests”, which is available on their “Tiny Cottager” website. Tiny Township has established a Short Term Rental Task Force and indicated the report will be ready in two years.</p> <p>6. Better Internet Access In December 2020, the Ontario Government announced that Simcoe County is to receive \$41 million in broadband upgrades. The funding is to support six fibre-to-the-home projects across Simcoe County. Fibre will be installed at Deanlea in the spring of 2022.</p> <p>7. Access to Beaches FoTTSA is monitoring the growing momentum to make Tiny Township’s beaches public. Moved Mark Kruszynski; Seconded Bill Palmer; CARRIED.</p>				
9.	<p>Sub-committee Reports</p> <p>a) Property & Maintenance – Report by Board member Derrick Breau</p> <p style="padding-left: 20px;">i) 2021/22 Work Plan: Footpaths – post replacement/painting footpath posts will be refreshed in the coming weeks.</p> <p style="padding-left: 20px;">ii) Benches: There has been a request to add more benches on the beach. The Board has initiated a 50/50 draw to raise funds for one (1) bench. The Board requested members advise if there is interest in sponsoring in memorium benches. Five members expressed interest. Update: Information about the benches has been communicated to interested parties. The Board will work with residents regarding placement, etc.</p> <p>b) Communications – Board Member-Claudio Renini</p> <p style="padding-left: 20px;">i) News Flash (Pilot): Members were canvassed on their reactions to the <i>News Flash</i>. It was agreed to continue the News Flash to supplement the Newsletter as issues arise.</p> <p><i>Note: Members are encouraged to join any of the Board subcommittees.</i></p> <p>Moved Vivian McKeown; Seconded Peggy Kerk; CARRIED.</p>				
10.	<p>2020 Board of Directors – Connie Wheeler</p> <p>a) Call for Nominations Connie asked for nominations to the Board be tabled. Marjory Ingrassia nominated Denessa Cameron.</p> <p>b) Motion to Elect the Board The slate of Board nominees was put to the members for approval:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Connie Wheeler</td> <td style="width: 50%;">Lorrie Locke</td> </tr> <tr> <td>Claudio Renini</td> <td>Derrick Breau</td> </tr> </table>	Connie Wheeler	Lorrie Locke	Claudio Renini	Derrick Breau
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11.	<p>Business from Previous AGM Minutes – August 29, 2020</p> <p>A number of the items brought forward from the 2020 AGM were addressed in items earlier on the agenda.</p> <p>a) Poison Ivy: See Item 5. b) iv.</p> <p>b) E. coli Testing: See Item 5. c).</p> <p>c) Motorized Watercraft: See Item 5. g).</p> <p>d) North End Property / Access to Bluewater Dunes: The Board is working with Tiny Township as part of a larger project to identify, survey, and erect posts to delineate property lines that abut Tiny Township property. The uncertainty with property lines in this area of Deanlea Beach will be addressed through this project.</p> <p>e) Internet Access: As part of Bell's project (\$40m) to update internet access, Tiny Township and in particular our area is on the list. Affected property owners (on our private roads) have been advised about the project, and how it may impact their access to their property. Timing is not yet known. No information has been received about work on the municipally owned roads as this responsibility lies with the Township.</p> <p>f) Speed Limit on Municipally Owned (paved) Roads: A request to have the speed limit reviewed has been submitted to the Township and Deanlea Beach is on the list to see if a speed limit change is warranted.</p> <p>Moved Dave Madill; Seconded Jimmy John Spademan; CARRIED.</p>
12.	<p>New Business</p> <p>a) Garbage/Recycling Stations on Beach: A suggestion to place garbage and recycling bins on the beach was received.</p> <p>Discussion: The Board discussed recognizing this had been tried in the past. Action: There was agreement with members in attendance to not place garbage cans on the beach.</p> <p>b) Boat Launch Enhancements/Accessibility: A suggestion to enhance the boat launch and make it more accessible was received.</p> <p>Discussion: The Board advised, as per the posted signs that the boat launch is deemed a natural boat launch and those choosing to launch their boats do so at their own risk and the Board/DBA will not be held liable. Historically, the area at the end of Henry's Road has been used to launch watercraft, however members were advised that the "boat launch" does not exist in Plan 793 or any other Deanlea Beach documentation, thereby confirming that technically it is not a legal "boat launch". It is recognized that some members have and/or continue to use it as such, therefore appropriate signage and insurance is in place; however, it is used at owner's own risk.</p> <p>Action: The membership agreed that no action be taken to either enhance and /or provide better accessibility to launch watercraft now or in the future.</p> <p>Action: Ensure all members/Realtors are made aware that Deanlea Beach does not have a legal boat launch and as such, should not be advertised and/or noted in property sales.</p> <p>c) Entrance to Deanlea Beach (Deanlea Beach Blvd.): A suggestion to refresh the concrete, etc. was received. Discussion: Members were reminded that the entrance signs were erected by a member at</p>

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	<p>their own expense. It was agreed that at this time no further maintenance will be undertaken as there are some members want to refresh, while others want it changed and some want them removed.</p> <p>Action: The Board agreed to review and present 3 options for the members to consider at the 2022 AGM on maintaining the front entrance signs. <i>NB: A special thank you to Margaret Robertson for cutting the grass.</i></p> <p>d) Money spent on unpaved roads, etc.: Questions about money spent on unpaved roads/property vs. municipally owned roads/property; and do the membership fees pay for snow cleaning on the unpaved roads, were received.</p> <p>Discussion: As indicated, the Board is a volunteer Board tasked with the care and maintenance of the Deanlea Beach block (unpaved roads, footpaths, beach strip). The Board has no authority or responsibility for the paved roads as they are municipal roads owned by the Township. Fees pay for road and footpath maintenance, tree removal/trimming, potholes.</p> <p>The \$50/year membership fees do not pay for snow plowing on unpaved roads. Snow clearing is paid for by individual property owners who own property on an unpaved road. A community group consisting of Loris Gaiotto, Marc Armstrong, Terry Millington, Carolotta King and Anne Marie Ramsay are responsible for contract negotiations, fee schedule and ensuring vendor conducts business as agreed.</p> <p>e) Encroachment on Deanlea Beach Property – Addressed under 5.h).</p> <p>f) Parking on Municipally Owned (paved) Roads; and Private (Unpaved) Roads: Members were advised that it is legal to park on municipal paved roads (unless there are “No Parking” signs posted) if a car has a parking permit that has been issued by Tiny Township; and that the Township will enforce parking if called.</p> <p>Parking on the private unpaved roads is not permitted at any time. If there is an issue, leave a note on window or call a towing company.</p> <p>g) Waste Management – Addressed under the FoTTSA report, item 8.</p> <p>h) Rebuilding our Point: A member raised the question to the Board whether intervention will be taken to rebuild the north end of the beach.</p> <p>Discussion: Each year the DBA Board is asked whether it will intervene in the nature and shape of the beach as it emerges from the winter (whether the beach is rocky, small, dunes etc.). The Association has a long standing policy that it does not intervene with nature and that the beach, dunes, etc. change from season to season and that no matter what intervention is undertaken, it will be undone over the winter. With regards to rebuilding the point, David Madill shared his knowledge about what had been done in the past; it would be very costly to rebuild; and there are no guarantees it would remain in place – that is up to Mother Nature.</p> <p>i) Short Term Rentals: A member asked about short term rentals and what, if anything could be done due to the increasing number of rental properties? This concern was shared by the majority of members in attendance, noting there is a lot of disruption being caused, e.g. noise, fireworks, overall disregard for by-laws and neighbours. The Board advised that although policing bad behaviour is out of their jurisdiction, as a community we are all responsible to ensure everyone feels safe.</p> <p>Members suggested that property owners, who are renting their cottages, need to take more responsibility about this issue; and should be more respectful of their neighbours and the community at large. Action: Property owners who rent are asked to share the Friendly Reminders and remind all guests to be kind, courteous and respectful. <i>NB: Anyone who encounters bad behaviour is encouraged to contact By-law or OPP:</i></p> <ul style="list-style-type: none"> - Bylaw: https://www.tiny.ca/bylawcomplaint or - OPP: https://communityreach.cioc.ca/record/MID0270

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	<p><i>Repeated noise and other offences will result in fines of up to \$500 with repeated offences potentially resulting in charges.</i></p> <p>In addition, and as identified under item 8, the Township has established a Task Team to review and report on short term rentals. A 2-year time frame has been set for this work. <i>NB: Members questioned why it would take so long, given this is not a new issue and is a concern across the Tiny Beaches?</i> Action:</p> <p>The Board agreed to develop a template for DBA members to use and send to Council asking that the issue of short term rentals be addressed immediately. This will be available on the Deanlea Beach website. In addition, the Board will be sending a letter to the Township.</p> <p>Moved Dave Madill; Seconded Cathy Stanson; CARRIED.</p>
13.	<p>Adjournment</p> <p>The meeting adjourned at 11:40 am</p> <p>Moved Michael Ryan; Seconded Sue Millington; CARRIED.</p>