

**DEANLEA BEACH ASSOCIATION
2025 Annual Meeting - MINUTES**

Saturday June 21, 2025

10:00 am – 12:00 noon

Deanlea Beach

Beach - End of Henry's Road

*Please Note: If the location needs to be changed due to inclement weather this will be communicated to members.
The rain date is Sunday June 22, 2025 (same location and time unless otherwise communicated).*

Item #	Item/Discussion/Decision
1.	<p>2025 Annual Meeting</p> <ol style="list-style-type: none"> 1. Call to Order – The meeting was called to order at 10:09. 2. Land Acknowledgement – Rosie Finnie recognized indigenous peoples and land. 3. Welcome and Introductions - Connie Wheeler – President, welcomed and thanked everyone for coming to the meeting and introduced the 2024/25 Board of Directors: David Madill – Vice-President; Lorrie Locke - outgoing Treasurer; Jill Grose – Secretary; Denessa Cameron – outgoing Secretary; John Gordon and Rosie Finnie. 4. Rules of Engagement / By-law Changes Connie Wheeler provided an overview of a few by-law changes that would be incorporated into the Annual Meeting: <ol style="list-style-type: none"> i. Voting: Each Assessed Member property in Plan #793 or #1481 or #M76 will have one (1) vote. Members will be required to register prior to the start of the meeting and receive a voting paddle. ii. Quorum: In order to reach quorum, it has been changed from 20% to 15% of paid memberships from previous year. This year a minimum of 31 Member Assessed Properties from Plan #793 or #1481 or #M76 needed to be represented at the Annual Meeting to ensure quorum. See Item 2.0. iii. Additions to Agenda/New Business: Any items added to Annual Meeting agenda can be discussed but the decision will be deferred to new Board and communicated to membership. iv. In case of a tie vote, the President will NOT have the deciding vote. The issue will be considered defeated. <p><i>NB: As per the by-law changes, members were registered upon arrival at the meeting and each property represented received a voting paddle.</i></p>
2.	<p>Establish Quorum – Jill Grose Quorum is based on 15% of paid memberships in 2024: 208 x 15% = 31. Jill Grose, Secretary, confirmed members from 46 properties were in attendance - quorum was achieved.</p>
3.	<p>President's Report – Connie Wheeler As the outgoing President, Connie thanked Members for the opportunity to serve as their President for the past 5 years and reflected on the 'Board's' accomplishments during that time. Connie is particularly proud about completing the DBA By-laws, and thanked Board Members, both present and past, for helping to make her experience meaningful.</p>
4.	<p>2025 Annual Meeting Agenda</p> <ol style="list-style-type: none"> 1. Requests for New Business – Additions to Agenda. One item was added to the agenda, please see Item 12. 2. Motion to adopt the Agenda for the 2025 Annual Meeting, with additions. Moved by Janet Laurence; Seconded by Joan Condie; CARRIED.
5.	<p>2024 Annual Meeting Minutes Motion to adopt the Minutes of 2024 Annual Meeting – Saturday, June 22, 2024. The minutes were approved and can be found on the DBA website. Moved by Loris Gaiotto; Seconded by Peter Rossborough; CARRIED.</p>

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6.	<p>Motion to Ratify Directors' Decisions Over Past Year (June 22 2024 – June 21 2025)</p> <ol style="list-style-type: none"> 1. Membership Fees – Phase 2: The Board reviewed Phase 2 of the Membership Fee Implementation Plan and based on expected expenditures, e.g. beach access work, road grading, new shed, snow fencing and ice-storm clean-up, it was agreed there would be no change. The fee is \$65.00 if paid before July 1st; and \$75.00 thereafter. See Item 11.1 for full Implementation Plan. 2. Hospital Donation – COMPLETED: The Board donated \$100.00 to the Georgian Bay General Hospital (Midland) on behalf of Deanlea Beach “In Memoriam”, as approved by members. 3. By-law Review – COMPLETED: See Item 12.3. 4. Property Review – COMPLETED: A review of DBA common property and footpaths was completed as required and noted in the Board Minutes of Meeting dated Monday June 2nd, 2025. 5. Footpath Mats – COMPLETED: Last season a ‘pilot process’ to ‘not’ put mats down on all of the footpaths and/or for the full length of the footpath was implemented. The decision about mat placement was made in conjunction with Members who use the paths and overall the feedback was positive, while there was an inquiry as to why they were removed. Therefore, based on feedback, the Board agreed to continue as per last year. If you have any issues with the footpaths, please let the President know. 6. Poison Ivy Spraying – DBA Property – COMPLETED: Spraying for poison ivy on footpaths, edge of roadways unpaved roads, common property, beach strip and bulletin board area has been completed. Many thanks to Loris Gaiotto, Joan Condie, Miki Potovszky and Brian Wheeler. <i>NOTE: The Township of Tiny has a poison ivy control program for municipally owned roads. Members are encouraged to call and identify areas of concern for the Township to spray.</i> 7. Annual “Community Clean-up Day”: COMPLETED. The clean-up took place on Saturday May 24th, 2025. The day looked grim at the start, but Mother Nature was on our side and the jobs were done. Many thanks to Miki Potovszky and his group of volunteers Tim Mason, Tim DeGroot, Don Woychyshyn, Josh Faria, Peter Skala, Michael Ryan, Andrej Jagielo, Eric Spademan, Bruce Condie, Frank Vecchio, Lawrence Johnson for doing the heavy lifting; and to Jill Grose, Ed English, Brian and Connie Wheeler, Loris Gaiotto, Mike Weddel, Irene McEwan, Janet Laurence, Heather and Emerson, Allie Stoesser, Rita Varga, and Jim and Wendy Spademan for coming out to help. 8. Family Fun Day – IN PROGRESS: The event is scheduled for Saturday August 2nd, 2025 with a rain date of Sunday August 3rd, 2025. 9. Volleyball Court – IN PROGRESS: The volleyball net will be placed at the south end of the beach this year. Deciding factors include width of beach and water access. The net will be put up after work is completed on access to beach at Henry's Road. <i>UPDATE: The volleyball court has been placed at the South end of the beach.</i> 10. Signage Review – NOT COMPLETE: This project has been on the books for a few years now, however due to the work required to complete the Bylaws, it was not started. This project will be a priority over the next term. 11. Maintenance: <ol style="list-style-type: none"> a) Tree Cutting – N/A: There were no trees removed in 2024. b) Ice Storm Clean-up -- COMPLETED: A number of trees had fallen and/or branches were broken off and many residents volunteered to help remove off DBA property (footpaths, beach strip, unpaved roads). John McNeill <u>picked up the debris on the paved AND unpaved roads</u>. The cost was shared with the Snow Clearing Committee. Cost to DBA: \$850.00.

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	<p>c) Road Grading – COMPLETED – July 9, 2025: In conjunction with the Snow Clearing Committee, work on key problem areas was completed. More information to be provided under Item 9.1.</p> <p>d) Beach Access – COMPLETED – June 10 & 11, 2025: Work on several access points and an area for the new shed was completed. To be discussed further under Item 9.1.</p> <p>e) Common Property – Henry's Road – IN PROGRESS: Sand was moved into area and it was sprayed for poison ivy. More work is required. To be discussed further under Item 9.1</p> <p>12. Winter Snow Fencing – NOT COMPLETE: The Board agreed to place snow fencing in some areas in an effort to start extending the dunes outwards towards the water vs. having them continue to get higher. The Great Lakes Authority was consulted about placement of fencing and ways to help with blowing sand. This project was not started as the snow came before fencing could be put in place. This will be a priority in the Fall. Please note snow-fencing will have to be purchased.</p> <p>Moved by Douglas Cruikshank; Seconded by Loris Gaiotto; CARRIED.</p>
7.	<p>Treasurer's Report – Lorrie Locke (Irene McEwan – regrets)</p> <p>a) 2024 Financial Statement Recommendation: That the 2024 financial statement for the Deanlea Beach Association be approved in principle, pending Members' review. APPROVED. Copies of the 2024 Financial Statement were available at the meeting and can be obtained by emailing treasurer@deanleabeach.ca . Moved by Derick Breau; Seconded by Phil Spademan; CARRIED.</p> <p>b) 2025 Financial Statement – Review Engagement Recommendation: That the Board conducts a Review Engagement for the 2025 financials. APPROVED. As per the DBA By-laws and in accordance with ONCA, a recommendation is required to be presented at the Annual Meeting to determine if a Review Engagement or an Audit is to be conducted for the annual financials, and requires 80% of those in attendance to agree. NB: A Review Engagement is meant to ascertain whether or not the financial statements are believable or plausible; an Audit is meant to give some assurance that the financial statements are free of material misstatements. Over the past several years, the Board has engaged the services of a bookkeeper to enter/track all expenditures; and an accountant to review and provide a Review Engagement Report (Financial Statement) and Letter. This is an excellent way to monitor all expenditures and is cost effective. Action: The Board will monitor and look at conducting a full Audit in 5 years, if required. Moved by Douglas Cruikshank; Seconded by Derrick Breau; CARRIED.</p> <p>c) 2025 Membership Fee Schedule Expenditures in 2024 and projected expenditures for 2025 were reviewed. The Board agreed to implement Phase 2 of the Membership Fee Implementation Plan where the fee would be \$65.00 if paid on or before July 1 and \$75.00 thereafter.</p> <p>d) 2025 Membership Fees Paid – As of today's meeting, there are 175 paid memberships plus 5 new ones as of the meeting for a total of 180 paid memberships.</p> <p>e) 2025 Operating Budget – Lorrie reviewed projected expenses for the upcoming year. The 2025 budget is projected to be approximately 7500 higher than 2024 due to the ice storm clean up, purchase of a new shed, foot path excavation and ongoing expenditures. The new shed purchase accounts for approximately 5K. Any questions about the projected 2025 budget can be directed to Irene McEwan. Moved by Janet Laurence; seconded by Eric Spademan; CARRIED.</p>

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8.	<p>FoTTSA Report</p> <p>a) FoTTSA Representative: At this time, it has been determined that a representative is not required. The President and/or designate has been attending meetings that are open to all paying Associations; and information from FoTTSA is available to anyone who has registered to receive 'The Tiny Cottager Newsletter' that is put out by FoTTSA. To receive the Newsletter go to: www.tinycottager.org <i>The Board would like to thank Anne Marie (Annie) Ramsay for acting as the DBA representative over the past few years.</i></p> <p>b) Presidents Meeting Re: Dynamic Shoreline By-law – Saturday February 8, 2025 Rosie Finnie attended on behalf of the DBA.</p> <p>c) Presidents 'Roundtable' Meeting – Sunday April 5, 2025 Connie Wheeler attended on behalf of Deanlea Beach. Discussion items included:</p> <ul style="list-style-type: none"> - (Dynamic) Shoreline Bylaw The new bylaw was passed on May 26, 2025 and is now referred to as the Shoreline By-law. Implementation is currently on hold as appeals are being heard regarding the Official Plan and Zoning By-laws amendments. For more information, you can go to the Township of Tiny website: www.tiny.ca - Save our Water campaign: Ongoing - Tiny Cottager Discount Card Program: Cards are available to Deanlea Beach Members who have paid their annual membership fee. For more information about vendors involved in the program go to: www.tinycottager.org. To get your card, please email treasurer@deanleabeach.ca or secretary@deanleabeach.ca.
9.	<p>Sub-committee / Task Team Reports</p> <p>1. Property & Maintenance – Dave Madill</p> <ul style="list-style-type: none"> a) Beach Access - Dave reported that footpaths were cleared to the beach for accessibility reasons. For concerns about dune alteration, see item 12 New Business. b) Shed – Work has started on the new shed and will be completed in the next few days. c) Road Grading – Potholes will be filled in the next few weeks. d) Tree Removal - No trees have been removed, but smaller ones can be removed. Branches were cut on community clean-up day to allow easier vehicle access on unpaved roads. e) Snow Fencing – The DBA had not installed snow fences this year but some residents had installed their own. We had learned that snow fences would need to go closer to the shoreline to help regenerate the dunes. <p>2. Family Fun Day – Saturday August 2nd, 2025</p> <ul style="list-style-type: none"> a) MC for the Day – Brad Madill b) Costume Parade – Michelle Larose c) Games – Blair and Kelly Groff, Rosie Finnie d) Sand Sculpting – Janet Laurence e) Viv McKeown – prizes for all events. f) Raffle – Wendy Spademan and Ana Armstrong. DONATIONS can be dropped off at Wendy's place – 44 Glen Avenue North

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	<p>Action: Denessa Cameron and Viv McKeown provided their notes. Connie Wheeler will touch base with volunteers about set-up requirements, etc. <i>NB: There is no food/barbeque this year.</i></p> <p>3. Communications The Board sent out 9 (nine) News Flash communications from July 2024 thru to June 2025. To ensure you receive communications from the Board and if you are not on the distribution list, please contact secretary@deanleabeach.ca</p>
10.	<p>2024/25 Board of Directors</p> <p>1. Call for Nominations The following Members have put their name forward to sit on the Board as a Director of the Deanlea Beach Association:</p> <p>Current Members</p> <ul style="list-style-type: none"> - Rosie Finnie - John Gordon - Jill Grose - Dave Madill - Irene McEwan - David Madill - Connie Wheeler <p>New Members</p> <ul style="list-style-type: none"> - Eric Spademan - Phil Spademan <p>Lorrie Locke who has served as Treasurer for the past 8 years, and Denessa Cameron who has been the Secretary and technical advisor for the past 4 years will not be returning. To both of these Directors, a heartfelt thank you for your time, effort and love of the community!</p> <p>2. Motion to Elect new Board Members (Directors) Moved by Mark Armstrong; seconded by Janet Laurence. CARRIED. <i>NB: The Executive will be confirmed at the first meeting of the new Board on July 21, 2025.</i></p>
	<p>Business from Previous AGM Minutes – June 24, 2023</p> <p>MEMBERSHIP FEES At the Annual General Meeting held on June 24, 2023, the Board proposed an increase to the annual Membership Fees. Rationale included:</p> <ol style="list-style-type: none"> 1. The membership fee of \$60.00 with an early-bird option of \$50.00 has been in effect for a number of years; and it was HELD at \$50.00 (NOT \$60.00) in 2020, 2021 and 2022 due to the pandemic. 2. With an increased cost for supplies and as the cost of doing business continues to rise, the increase supports DBA initiatives and maintenance requirements, etc. 3. Ensures there are monies available to the DBA should a legal issue arise.

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	<p>4. The membership voted and agreed to the following to take effect in 2024: The membership fee per Assessed Property in Plans #793 or #1481 or #M76 be raised to \$75.00 with an early-bird option of \$60.00 in 2024, \$65.00 in 2025, \$70.00 in 2026 and \$75.00 thereafter.</p> <p>5. The Board will review the membership fees collected against the yearly financials and projected costs and bring forward any change to the membership fee structure, if required.</p> <p>NB: For a full account of the discussion, please refer to Minutes of Annual Meeting – June 24, 2023.</p>
11.	<p>Business from Previous AGM Minutes – June 22, 2024</p> <p>6.0 Zero Tolerance: In the letter sent out to all property owners in June 2024, it talked about a process for dealing with bad behaviour. Over the past year, if there was an issue, every attempt was made to deal with it directly with those involved. This was mostly successful; but in some cases it was not.</p> <p>Action: This year, there will be 'zero tolerance' for bad behaviour and no hesitation will be made in contacting the property owner (on title) should there be any issues or altercations with anyone occupying your personal residence or cottage and/or have your permission to be at the beach.</p> <p>12.3 By-laws: Following a lengthy process, the Deanlea Beach By-laws and Articles have been signed off and are available on the Deanlea Beach website. In accordance with the Ontario Not-for-Profit regulations, a copy of the signed documents will be housed at the official address for the Deanlea Beach Association on file with the Ontario Business Registry, that being – 21 Lakeside Drive, Tiny ON L0L 2T0.</p> <p><u>Voting Member:</u> As some changes are noted in Item 1.0, it is important that all Members understand the rationale behind designating a 'Voting Member' and moving to one (1) vote per Assessed Member Property. The will ensure proportionate vote count amongst all Members, e.g. a property with one (1) person on title vs. 5 people on title would still equal one (1) vote.</p> <p><u>Proxy Voting:</u> This was discussed throughout the process and as a non-profit organization proxy voting is NOT a requirement. The task team's discussion recognized there is some benefit to proxy voting; however the bigger discussion included:</p> <ul style="list-style-type: none"> - How would proxy voting be managed? For example, who would coordinate, how would information be communicated and votes received, who would tally results and consolidate comments, etc. - What happens if there is someone who is willing to take on now, but there is no volunteer when they leave? - All Members receive ample notice about the Annual Meeting – date and time. - Comments/feedback can be submitted prior to Annual Meeting and considered when item is discussed. - Lastly, the onus should be on property owners to attend the Annual Meeting. It is your best opportunity to participate in community decision making. <p>Many thanks to John Gordon, Joan Condie, Rosie Finnie, Michael Ryan (part), Petra Wolfbeiss and Connie Wheeler who coordinated the effort. Also, 'thank you' to Paul Ingrassia who took the time out of his busy schedule to review and provide his legal opinion regarding our By-laws and Articles.</p>
12	<p>New Business</p> <p>1. Dune Alteration</p> <p>Connie provided some background and an update on the issue of the dunes being altered during the recent foot path clearing.</p> <p>Last year, there was some work done on the footpaths to lower them but with this year being particularly bad for blowing sand, the footpaths were very high and accessing the beach was very</p>

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	<p>difficult. The Board agreed to hire a contractor to clear existing footpaths to ensure accessibility to the beach. The contractor also cleared in and around the area for the new shed. This work was approved by the Board as a whole.</p> <p>Following the work on the footpaths, the contractor cleared additional properties through the dunes to the beach, which was paid for privately by the residents. This work was not approved by the Board. The President was aware of this work being done so she apologized to the Directors for not sharing the information. Further, the President apologized to the Members for any harm caused to the dunes, noting the work was not done with malice or intent to ruin the dunes.</p> <p>Discussion: Consensus was that the DBA footpaths needed to be opened for mobility reasons; however the dunes are common property and need to be preserved. Some Members voiced concerns about the damage to the dunes and asked about remediation, while others indicated the dunes are resilient and we should learn from this and move on.</p> <p>Action: The Board will discuss further at its first meeting and communicate any decision via the News Flash.</p> <p>There was also a recommendation to establish a dune restoration/ preservation committee to look at dune preservation as well as establishing policy for the future. It was noted that the DBA Board had started researching best practices in dune management including using snow fencing.</p> <p>Action: A call for volunteers to join the Dune Sub-committee will be sent out in the next News Flash.</p> <p><i>NB: A member reminded those in attendance that being part of our beach community is very special and that support for our Association is important if we wish to retain what we have.</i></p>
13.	<p>For Your Information</p> <ol style="list-style-type: none"> 1. Dunes: In keeping with the identity and mandate of Deanlea Beach, members are reminded that raking, walking and/or altering the dunes in any way is not allowed <u>unless work has been ordered and/or permission is received from the Board.</u> 2. Golf Carts: Members are reminded that permitting golf carts on our roads is a privilege. If you have a golf cart please remember to drive responsibly and use caution especially around footpath access points; and they should NOT be driven on footpaths. 3. Friendly Reminders: Laminated copies are available. Please email treasurer@deanleabeach.ca to obtain your copy. Please remember it is the property owner's responsibility to ensure all family, friends and guests are aware of these regulations/by-laws and reminders. 4. Motorized Watercraft and Swimmer Safety: Please remember that motorized watercraft is to be loaded and/or anchored in the area between the two markers on the beach. Watercraft should not enter the swimming areas at any time.
14.	<p>Adjournment</p> <p>The meeting adjourned at 11:27 am.</p> <p>Moved by Derek Breau; Seconded by Brian Wheeler. CARRIED.</p>