

Annual General Meeting - Sept 3rd 2017

Attendance of members and non members

Executive Members

Bruce Mortson	2Laviolette
Maria Egnatis	6BH
Olga Norman	8 Laviolette
Doug Atkinson	70 BH
Ward Lindsey	10 Laviolette

MBA Members

Chris Thompson	10 BH
Tim Thompson	94/280 BH
Jane Kidner	66 BH
Mark Dol	108 BH
Neil Roberts	27 BH
George Dzilums	14 Laviolette
Ryan Schlack	4 Vine
Rodney Dobson	24 BH
Rita Debellis & Mike Condon	10 Melon
Jim Blaine	43 BH
Patrick Hansford	110 BH
Rhonda Jenkinson	12 BH
Doug Jenkinson	14BH
Herb Jenkinson	14 BH
Jeanne Faria	314 Duclos
Denise Fawcitt	118 BH
Jay Dwyer	314 Duclos
John Mike Colangelo Sebastian Russo	128 BH
Donna McConnell	100 BH
John Mitchell	96 BH
Norm Bretherton	36 BH
Doris Feitler	14 Mellon
Jim McInnes	45 BH
Lubke Story	9 Vine
James Jones	17 McRae?

Non Members

Pat Roughly	68BH
Judith	64 BH
Theresa Salt	15 Mellon

Bruce introduces the Executive

-Begins the meeting by reading a nostalgic excerpt from field day dated August 5th 1950, 1:00 PM. Events included - pie eating contest, pony rides & a Big Barn dance.

The meeting was asked to forgo reading the Minutes of the 2016 AGM & move to adopt those minutes as read & it was approved.

Ward presents 2016 financials and to date the 2017 summary.

Ward's handout is included in the minutes. Tim Thompson moved seconded by Rhonda & approved by the members in attendance.

Neil Roberts asked about membership lake front vs non lake front.

We have 86 members of a total of 146 land owners. Bruce approximated that about 60% of potential members were members.

A non-member asked a question that was not responded to - non-members have no speaking privileges at the AGM.

Doris Feitler asked the same question re: cash balance & dues increase.

Bruce commented that Ash Trees in the Parks will die and the Executive will deal with infected ones as we go along. He added that it is too expensive to save with annual treatment @ \$350.00 per treatment for 10 years with no guarantee these trees will survive.

Neil Roberts inquired as to what is the percentage between Lake front & Non-lake from members that pay their dues.

Bruce responded that lake side has a higher membership than off shore members approx. 55% lake front to 45% non lake front.

Neil-suggested that the lake front owners should support privatization because it will adversely effect them with the cars parking on boulevard. Bruce agrees 100%, as does the Executive, this is why we are trying to accomplish ownership.

By- law vote for approval was presented - adoption of by-laws by the association via e-mail was 99% supportive. The Executive stated that any objections will be addressed following the vote as amendments to the by-laws.

Doris Feitler objected stating the objections should be addressed prior the vote.

Bruce let discussion occur - opened the floor for comments.

Doris questions one vote per property- yes makes sense to vote if they own property -same as condo. Comments that perm res should be on committee and 2 summer residents.

Doris-more concern for all around residents- summer people may not have this concern

Bruce disagrees and stated we all have interest and concern for our community.

Address documents

Doris - is upset..stating that this is not a dictatorship.

Bruce - reintroduced the by-law for approval - majority approved by show of hands + e-mail vote.

No- 5 opposed

Bylaws passed

Doris- has concerns about #7.5 generally authority of board of directors- they have power to change what they want- insurance or legal issues but they can change rules without membership inquiry.

Chris responds that they can change rules not bylaws.

Bruce- we do things for every bodies best interest ... things are not always going to go your way....drone issue came up decides to change the drone issue to motorized flying crafts - but kites are allowed

Bruce/Doug will add constitution to the official McRae Beach Association website and we will attempt to keep up to date. This and emails will be our main method of communication.

Denise F. suggested to add emails to the MBA website as well.

Teresa- is concerned she was never visited and suggest that we leave notice once so people know you have been there.

Lubke- asked again about bylaws- Bruce we don't know- we assume they are not there Don't know how to address this & next sentence.

Doug-do bylaws discuss insurance on parks- can we get copies of insurance on docks

Agreed that it is a good idea for each dock owner to have insurance on their docks.

Neil- what does dock insurance cover- needs to know exactly who is responsible.

Tim T. verifies owner of dock is responsible .
Bruce -dock owners must provide insurance to MBA . We intend to be more specific and request this from MBA dock owners.

Chris moves to make amendments so that the MBA can request proof of insurance, if owner cant provide insurance the doc must be removed. Bruce suggested that enforcement becomes the issue.

Gentleman who came to meeting representing owner by proxy- do we have a right to change the dock ownership....Bruce explains 3 in first park 5 in 2nd. We don't feel right that we ask members to remove docks after spending so much to buy them. The lottery system was explained.

To discuss next spring- add to bulletin board

Neil suggests that we have names on each dock

PARK ownership- Bruce advises that 99% of email responses were positive to attain Park Association . Mr. McRae is inclined to go that way . The Executive encourages the need to create a sub committee and talk to Mr. McRae directly about ownership change.
Advantages - Mr. McRae is losing interest and property will go to next generation, privatizing the parks would affect our property values. Its important that we take it up

and work something out . We have full support from those that responded. Many did not respond.

Contact the executive if you want to be part of the committee to continue forward with the purchase. The Executive has to meet & determine a way forward.

Lubke what are the implications- property taxes were mentioned.

Vote is -do we continue to pursue it.

Rhonda- we are checking to see what interest so we can go back to Mr. Mcrae

Bruce -agrees

Tim- lets do a motion to investigate choices

Bruce- motions to review -plans to send out an email to find volunteers.

Bruce- vote on motion to review disadvantages and advantages.

Mr. Herb Jenkinson- stands up to support the purchase of parks as he is a good friend of Mr. McRae and knows that Mr. McRae would never what the parks to be taken over by the town. He would never want it in the hands of the public. It can go to the next generation where concern for Township ownership is not a priority. Mr. McRae doesn't want the the parks to be in the hands of the Township. Motion Tim T. approves the motion to accept the financials.

Bruce brings up the need to put shed on the south side of 1st park. A question was asked about insurance.

Bruce stated that it may not be worth insuring it.

Doug Jenkinson - offers to supply material and will build it for free.

Bruce accepts and offers to provide materials

Neil-offers to help as well with materials

Ward suggests to set a budget

Neil- not yet..lets see what i can provide and we can talk later

Donna M.- constitution says no building in the park

Bruce- we have permission of the owner for a shed in the park

Rhonda -we need places to put our supplies...owners can't house them.

Bruce introduces two New board Members - Gene & Rhonda J.

Someone move to adopt that these members will be part of the board- done

Lubke wants to submit a nomination to be on the board

Bruce - move to end meeting - Doug J moved & seconded by Chris T.

Meeting ends.

MCRAE BEACH ASSOCIATION INC.

January 1 - December 31

Income Statement

	2015	2016
REVENUE:		
Membership Dues	\$ 4,150.00	\$ 4,350.00
Field Day Income	387.00	220.00
Donations	472.00	805.70
	<u>5,009.00</u>	<u>5,375.70</u>
EXPENSES:		
Park maintenance	\$ 1,680.00	\$ 2,229.60
Liability Insurance	1,165.32	1,165.32
Field Day Expense	597.48	190.02
Web site	87.95	135.93
Bank Charges	221.15	113.35
Newsletter	23.74	245.70
Administration & Misc.	72.39	194.47
	<u>3,848.03</u>	<u>4,274.39</u>
NET INCOME	1,160.97	1,101.31
Beginning Bank Balance	6,063.25	7,224.22
Ending Bank Balance	<u>\$ 7,224.22</u>	<u>\$ 8,325.53</u>

