



DUCLOS POINT PROPERTY OWNERS ASSOCIATION (DPPO)
MINUTES OF THE ANNUAL GENERAL MEETING
WITH GUEST LOCAL ELECTED OFFICIALS ATTENDING
July 8, 2023

**Pre-Meeting with Mayor Margaret Quirk, Councillor Lee Dale
and Regional Councillor Naomi Davison**

Mayor Quirk: Opening Remarks

- Update on the fixed link from Virginia Marina to Georgina Island: A Chippewa project, not a Georgina project, and is under Federal jurisdiction. Paused for further assessment and engagement, no detailed design plan yet. Michael Jacobs is key contact, but best to have all communications go through Mayor Quirk. Check the First Nations website for updates.
 - Update on proposed Pepperlaw Aerodrome: The Town has been told that an impact assessment is not required. Town did not agree but this is a federal jurisdiction, we only have control over the quality of fill—not the amount.
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Counsellor Lee Dale Opening Remarks - topics: the traffic triangle/flooding/trees

- Thanks, especially to Linda and Glenn, who have been meeting with the Town about this and moving it along.
- By the end of the year the triangle will be paved - the safest and viable option. Also, will look at the very north turn around and look at signs for trucks.
- Flooding in the North end of the park - budget request has been made to come to a solution, regarding property and doing swales is potential solution—timing will be the fall for budget approval.

Questions & Answers

Q: Will the gravel unpaved strip across the road opposite the farm field be paved?

A: Will be paved as part of several paving jobs done concurrently.

Q: Will the road be fixed given the poor paving job done with two strips done the sides and will the work be awarded to the same contractor who did the poor job?

A: Yes, but work must be prioritized. Lee Dale assures its in the discussion to have it corrected as a whole. There is a rating system for contractors managed by procurement staff independently of the elected officials, and we as residents can provide comments to Town staff to affect their rating. Miller paving did the last work.

Q: Can anything be done about the mosquitoes on Duclos Point?

A: We can put in a request for a program of larvicide, It's more effective as a group so need community to participate. It was added if we get rid of the standing water, the mosquitoes will follow. Linda W will get the info about mosquito program and see about putting it to a vote of the DPPO members. It was turned down last time it was voted on.

Q: What's the timeline for the ultimate fix for the north park flooding?

A: The selected fix and funding will need to be approved at the Fall budget process, and if that is done, we could start the earthwork perhaps next year.

Final Comment: Board noted that there has been more action from the Town these last 6 months than in the last 10 years (trees; traffic triangle; flooding at the north park) and we very much appreciate this.

Annual General Meeting

Linda Wahrer, President called the Meeting to order 11:07 a.m. (Lori-Ann Gibson is taking minutes due to an absence of Board members.)

1. New Business - Pat Bell – Message from Lake Simcoe South Shore Residents Association.

Lake Simcoe South Shore Residents Association is opposing the Georgina Island Fixed Link because they are looking for a full environmental assessment to be done. If interested, look online and please read the full report on the Chippewa website.

2. DPPO Facebook Group Update – Quinn Simpson

This is a closed and private community, while not run by the DPPO Board or a means to communicate with the Board, it is a great place for questions, recommendations, asking for something you need, and a great way to connect. If you have questions or need help getting set up, feel free to email us.

3. President's Report & Introduction of the Board

Hello DPPO Members.

Thanks to Mayor Quirk, Councillor Dale and Regional Councillor Davidson for attending today. It is always good to hear about issues and events concerning our local government.

I would like to introduce you to your Board of Directors: Glenn Gibson (Treasurer), Dave Langille (Director) and Quinn Simpson (Director). Unfortunately, Jessica Newman was unable to attend today.

We also have two directors retiring from the Board – Rupin Sawney has served one term on the board, and I would like to thank Rupin for her contributions. Also, Dave Buck, who has served on the Board for multiple terms. Dave was responsible for the DPPO website maintenance, invoicing and tracking dues payments, posting of notices and emails, actively collecting dues, etc. Many more duties which are too numerous to mention individually. I would like to thank Dave for his many years of valuable contributions to the Board.

Over the past year, the Board met 7 times as well as 2 meetings with local government officials. At each board meeting, tasks are assigned to individual Board members and then followed up on at subsequent meetings. I would like to thank each Board member for their tireless efforts and contributions to this great community.

For the 2022 year (which runs from April 1 thru March 31) we had a record 108 dues paying members. We are very pleased with this number and look forward to achieving it again this year. Not too many years ago we were averaging around 95 members. Board members have tried to personally contact new residents to explain the importance and benefits of being a dues paying member.

Last year we had quite a bit of activity around the Point. We had the Town to remove many dead or dying trees (mainly ash trees and a couple of old poplars). The town then stumped the remains and replanted 18 new trees around the large park. We are now almost completely full with trees again around the perimeter of the park. We also continued with our inoculation treatment for the emerald ash borer on 16 ash trees in the park.

We also removed some dead ash trees in the west right of way. We put gravel in the south east right of way and trimmed trees and bushes on each right of way. This year we will be removing weeds in the west right of way.

We engaged a company to spray for weeds at the playgrounds. This treatment is nontoxic for children and pets. We replaced some swing seats that were broken. This year we are having the playground equipment cleaned on a regular basis.

Last year saw the return of the afternoon Childrens' activities for Field Day. Thanks to Cinzia Defrancesco for organizing and directing this great event. This year our full Field

Day with afternoon and evening bingo will be back and we'll hear more about that later in the meeting.

We also had a very successful corn roast on Labour Day weekend with over 70 attendees. Thanks to those who helped with this event.

Last year we launched our new logo. We raised over \$1000 on the sale of beautiful logoed wine and whisky glasses. This money will go towards the shelter fund.

Regarding the shelter, over the winter and spring, we secured architectural and engineering drawings for the building and foundation. We are presently working with the Town to secure building permits and are getting quotes for construction. We will hear more about that later in the meeting.

That is a summary of what your Board has been doing over the past year.

As always, I encourage you to reach out with any comments or suggestions to continue to improve and enhance our wonderful community.

4. Approval of Minutes 2022

Motioned to approve the minutes brought by Sara Wunch and seconded by Linda Parsley. Carried.

5. Treasurer's Report

FINANCIAL STATEMENT FOR THE YEAR ENDED MARCH 31, 2022

Glenn Gibson provided the review of the DPPO financial statements for the year ended March 31, 2023. Attending members had been provided with a hard copy.

REVENUES were \$2,400 over budget at 108 paid members. This was another best year for dues in recent memory.

Additional wine glass net contribution resulted in revenue over budget by \$3,374.

EXPENSES came in under budget by \$3,681 for a few reasons, some timing related, some one-time gains.

Maintenance savings were made in 2 cases.

- The 3rd ROW survey was not completed as planned in 2023, however, it will hopefully be done this year.
- Similarly, we were not able to get the West ROW weed removal done as planned in 2023, but it is scheduled for this year.

Lastly, we had a contribution rather than cost from social events. The return of Field Day last summer, after being cancelled for 2 years due to the pandemic, was so supported with member donations, and so well organized by Cinzia and her crew, that it actually ran a surplus, coming in \$1,329 better than planned.

The result of the cost savings and revenue overages was an OPERATING SURPLUS of \$11,122, over budget by \$7,055.

That surplus was added to the budgeted \$4,000 allocation to the SHELTER FUND, moving \$9,000 in total to the shelter fund in the year. I'll talk more about the shelter fund when we I move to discuss this year's budget.

In SUMMARY, at March 31, 2023, a total cash balance of \$39,927 was held as follows: Operating Funds = \$519, Shelter Fund = \$29,408, and Reserve Fund = \$10,000.

Thanks again to Ross Bell for the review of the Financial Statements and all related supporting banking and invoice documents. Ross has found no errors with these statements as presented.

Glenn asked if any questions on last years results? None raised.

THE BUDGET FOR YEAR ENDED MARCH 31, 2023

Glenn Gibson presented the Budget for the year ended March 31, 2023. Attending members were provided with a hard copy of the Budget.

DUES will remain at \$300 for the 2024 year. This is about the 12th year in a row with no change and is the case despite the inflationary increases in expenses. This has been entirely due to the increased number of paying members sharing the burden.

The budget once again anticipates 100 paying members in 2024. It is not a given that we get 100 paying members, let alone 108, for a few reasons. This year there are several properties up for sale which makes dues collection uncertain in those cases, and, as in every year, it takes multiple invoicing emails, postage mailings, as well as door-to-door collection by various Board members to achieve it. This effort, which is entirely done by volunteers, benefits us all and should not be taken for granted.

We don't have any planned shirt, wine glasses revenue contributions in this budget, but are working on ideas for the following year.

Consequently, TOTAL REVENUES are budgeted at \$30,000.

On the EXPENSE side, the significant increases over last year are:

- as referenced earlier, for the ROW survey and the ROW weed removal, both delayed from last year, and;
- with the re-introduction and expansion of social events post pandemic, where we have set aside \$1,000 for the Field Day/Bingo and corn roast, etc..

There is an offsetting cost reduction for trees this budget, as the Ash Tree inoculation is not needed this year.

TOTAL OPERATING EXPENSES are therefore budgeted up about \$6,000 at \$28,059, as we shifted significant planned costs from last year to this.

Consequently, we still plan to keep an OPERATING SURPLUS of about \$2,000, and that will be shifted to the Shelter Fund.

The SHELTER FUND is Budgeted to total \$31,408 at the end of March 31, 2024. This will have been built up over several years from operating surpluses.

As you know, we have funded the major projects we have done in the past (like the playground & tennis courts) half by setting aside operating funds over a few years, and half with additional individual member donations. To date, for the shelter fund, we have received pledged individual donations from multiple members totaling \$41,000. That gives us about \$72,000 in total towards the existing municipal grade shelter construction quote we have of \$85,000 for all-in construction, including taxes. While we continue to the effort to solicit further donations from members (any amount is very helpful thanks!), we have started the building permit application and have secured a local builder as well.

In SUMMARY, at March 31, 2024, we expect to have a total cash balance of \$41,869 and it will be held as follows: Operating Funds = \$461, Shelter Fund = \$31,408, and Reserve Fund = \$10,000.

FINALLY - I think I can speak for all of us here when I say we all truly appreciate the beauty and the peacefulness of this very private park, the ROWS, and all the facilities it has to offer. This unique place has not and cannot be sustained without considerable effort and cost. We, as a Board of DPPO, and I'm sure all your neighbours too, really do appreciate all of you that continue to voluntarily pay your annual dues in support of this exceptionally special place. Thank you so much!

Any questions on the Budget for 2024? None raised.

6. Appointment of Financial Reviewer

Glenn Gibson put forward the motion to appoint Ross Bell as financial reviewer for the year ended March 31, 2024. Seconded by Kelly Pronyk. Carried.

7. Maintenance Report

Presented by Dave Langille.

Over the course of the last year, the following property maintenance tasks were completed:

Regular Items:

- 13 grass cuts over the season for parks and ROWs.
- Playground vegetation spraying / removal (to be done earlier next year).
- 14 Ash trees inoculated (every 2 out of 3 years).
- Tennis court nets put up and taken down.
- Tennis courts cleaned and weeded.
- Volleyball net put up and taken down.
- Canadian flag in park replaced.
- DPPO Signs changed per season.

Other items:

- Painted the park picnic tables.
- Added and replaced children's bucket swings.
- Cut down 4 dead trees in West ROW.
- New gravel in Southeast ROW.
- Hedge trimmed in Northeast ROW.
- Defibrillator warranty repair.

No issues or questions were raised.

8. New Board Members

Linda Wahrer and Quinn Simpson would like to stand for re-election.

Two new Board members are standing to replace Rupin Sawhney and Dave Buck. They were introduced and stood and spoke – they are:

Rick Grisdale—at 505 Duclos Point. Recently retired self-employed business owner—been here 15 years and would like to contribute to maintain the special place.

Ben Flouder—527 Duclos Point. Lived here 8 years, in the area since 1970 on McCrae Beach. Has now retired from a technology related profession and wants to give back, to the community.

Linda Wahrer asked for a motion as all in favour of electing the two returning and two new Board Members? Lori-Ann Gibson seconded it the motioned. All in favor, none opposed. Carried.

9. New Business

Linda Wahrer asked in any other issues to be raised.

A member asked if something could be done for the maintenance of the “judges old place”? The owners, in attendance, replied , yes we are doing our best, we live a distance away.

Janet Seebach noted we all are grateful for new trees, but they need to be watered, 3 buckets of water twice a week. She suggested members put a tag on a tree or two with your name that you are looking after this tree. While the town is supposed do this, Jante thought the residents need to help. Linda Wahrer will confirm with the town that they are watering.

10. Field Day

Cinzia DeFrancesco spoke as the lead on this year's events.

This year we will be able to go back to a full-blown field day – Childrens parade and games in the morning with lunch, and bingo again in the evening. Thanks to the Board for their support. Please drop off any donations and prizes at Cinzia;s address 609 Duclos Pt Rd.

Field Day brings us all together to enjoy and to participate. Saturday August 5th is the planned day, (rain date August 6th)—about 10am to 2pm in the morning, then evening about 6pm to 7 pm for Childrens' Bingo. Maria, Cinzia's sister helping, but we need volunteers for the day please. See the sign-up sheet. Also monetary donations are appreciated, for raffles, prized and lunch. This weekend is the best time (I'm here) or contact me. I have a bin at my door. If monetary donation, please drop off with Glenn Gibson at 680 Duclos Point anytime.

11. Adjournment

Sara Wunch thanked the Board, saying all your work is very much appreciated!

Motion: to adjourn the meeting by Cinzia DeFrancesco, seconded by Keith Wright. Carried.

Meeting was adjourned at 11.40 am.