



**DUCLOS POINT PROPERTY OWNERS INC. (DPPO)
MINUTES OF THE ANNUAL GENERAL MEETING
WITH GUEST LOCAL ELECTED AND TOWN OFFICIALS ATTENDING
JULY 6, 2024
LOCATION: PARK**

**Pre -Meeting with Mayor Quirk Comments, Councillor Lee Dale and Mike Voss -Town
Engineering. Started at 10:15**

Mayor Quirk gave a brief overview of recent broad Town changes, such as the new Storm Water Management property tax levy. Councillor Dale gave a few brief remarks as well.

Mike Voss provided the following more detailed overview of the Storm drainage and roads improvement project underway on Duclos Point.

Last year Council approved budget to hire consultants to study design, topographic layout, measurement, surveys etc. to improve the storm water drainage on Duclos Point. It is expected to be completed about end of September.

The next step will be a fall 2024 budget request to Council. The consultants design, if accepted by the Town, will be priced out and submitted for a budget approval in December 2024, for construction in 2025, assuming it follows the typical approach. It is common to design in year one and construct in year two.

Road improvements will be part of the stormwater design. It is not yet possible to say to what extent the roads will be repaired. Storm water refers to drainage, maintenance and repairs—not sewers and water supply. \$3.4 million will be spent annually from tax/Town funds. Duclos Point is at the top of the queue for work that uses this fund.

Questions & Answers

Q: Are you increasing the taxes to facilitate what we will be doing here?

A: What we are paying in the region wide new storm water taxes will go towards this Duclos Point storm water project and Duclos Point residents are not getting charged extra and above for this.

Per Mike Voss, about \$1.2 to \$1.6 million could be the cost to do the work which will come from the Towns stormwater improvement budget.

Q: Is the Town taking out 40% from general property tax and but adding in 100% to Storm water tax?

A: you will see the stormwater fee increase – 50% charged this year and 100% charged next year. This year its taking out the other 50% from the general tax levy

Q: At what point will we be able to understand what will be happening with the drainage plan?

A: After the predesign is complete. Likely October to December. Then a public forum with diagrams etc will be announced. The Town will make sure the DPPO executive is informed of the dates.

Q: Which parts of the road are going to be resurfaced and what parts are not?

A: The decisions is made by auditing the road to assess the road condition. We will wait until the assessment is done. We don't want to cause two major disruptions. At this point, we don't know the

specific answers. Will it just be patchwork? There are many sections that are in very good shape, so we can't say the whole road will be replaced. Potholes will absolutely be repaired.

Q: Response to tree maintenance is poor. Will a portion of the stormwater design go towards tree maintenance near culverts and in right of way?

A: This stormwater budget is separate from tree maintenance.

Q: Has the budget allocation for tree maintenance gone up or down?

A: Gone up in the last years, especially for ash tree removal.

Q: DPPO has had 2 workorders outstanding on trees since June 3rd with the town to address the trees in the right-of-way and near Shaemus Aychart who also has had a poor response.

A: Margaret Quirk said to send it again to her and she will be address it.

Q: Red R's on our ash trees. We were told they would be taken down by the Town, but not done yet. We were told they were on Town property, but we would be assessed more property taxes.

A: No, we would not assess taxes and payments for that.

Q: New builds. What is the actual process for no standing water—are swales required or are they optional?

A: They do have to have a plan for where the water is going. They must have a plan to get the building permit. There must be pre and post building water management. There is an enquiry email engineering@georgina.ca and they will reassess

Q: What are the noise requirements for Air BnB in the neighbourhood?

A: There is a noise by-law that says you can't disturb neighbours at any time. Complaint basis enforcement only. Short term rentals have requirements and a demerit point system. They can lose their license. Town needs to have your help so submit complaints.

Q: Any update on the aerodrome?

A: Radio silence on that –no permits applied for , no news, no updates

Q: What about the bridge to the island?

A: do not know the status about that—haven't heard anything –see their website.

Q: Paving the road? Instead of tar and gravel?

A: Don't have the info yet. We have to wait to see the assessment to know the treatment on the road. Stay tuned and we will be in touch on that

Finished at 11am

5 minute break

DPPO ANNUAL GENERAL MEETING

Linda Wahrer, President and Chairperson of the meeting called the meeting to order at 11:15 AM.

1. APPROVAL OF MINUTES FROM 2023*

Motion to approve: Sharon Tomlinson Seconded by: Sara Wunch; Carried

New members attending this year: Daria at 485; John and Andrea Pierson at 674

2. PRESIDENT'S REPORT & INTRODUCTION OF THE BOARD – Linda Wahrer

Hello DPPO Members.

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

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

Over the past year, the Board met 8 times as well as 4 meetings with local government officials. At each Board meeting, tasks are assigned to individual Board members and then followed up on at subsequent meetings. Even during winter months when there aren't any meetings, there is still a lot of work being done by Board members. I would like to thank each Board member for their tireless efforts and contributions to this great community.

This past year (our fiscal year runs from April 1 through March 31) we had member paid dues totalling 107 residents. This nears our record high and exceeds our projection for budget purposes of 95 members. We visited with many new residents around the Point and explained the mission of our association as well as the importance of being a dues paying member.

Some of the highlights of the past year include a fabulous Field Day coordinated by Cinzia Defrancesco and her family. It was wonderful to see such strong attendance and the large number of children in attendance. Activities included a costume parade, races and games, hotdogs and drinks for lunch and the highlight of ice cream truck with treats for everyone. Also, the afternoon highlight event of the annual tug of war with the trophy being awarded to the West side. Evening activities included children's bingo and followed by adult bingo – all very well attended. This year is the 70th anniversary of the Field Day event.

We also held our Corn Roast which also had a great turnout. This annual season ending event on Labour Day weekend is something we would like to expand upon in the future.

Last summer we hired a firm to clear out weeds by the shoreline in west right of way. This improved the area and, budget permitting, we will continue with this project in the future. We also engaged a company to control weeds in the playgrounds with a non-toxic weed spray.

Over the winter, we replaced the water pump in the northeast right of way. We also continued with our beautification mission and installed decorative cedar rail fencing around the Point. We will be planting decorative perennial plants by the fences. A few more fences will be added after the drainage project is completed.

We continue with our tree inoculation which has shown good results over the past few years. We will continue to inoculate 16 ash trees around the point. The Town has removed and replaced some old and dead trees, and this will continue as a few more need to be replaced. This year we will have to pursue some dead ash tree removal in the west right of way.

There were two major initiatives that took quite a bit of time over the past year. Firstly was dealing with our contractor and the Town regarding the shelter construction. We had to secure permits as well as get a small variance from the Town and had many discussions and forms submitted culminating with a meeting with the Committee of Adjustments. The variance was unanimously approved by the committee with the Chairman praising DPPO for the improvements being done around the Point. After 5 years of planning, designing and fundraising, the shelter is, but for the metal roof due next week, now done as you can see. Many thanks to the residents who volunteered to join the design committee and to the many donors who funded it – the result is beautiful and will endure for generations.

Secondly, after several meetings with our Councillor Lee Dale and Town engineers, we were allocated funds in the December budget to finally have the drainage study undertaken. We had been requesting this for several years, so we were very pleased to have this approved. After the study is completed, later this year, we will be lobbying for budget funds to have the actual work completed next year. Along with the drainage work, we will be requesting major road repairs be done at the same time. We are hopeful that this will get the support of all Town officials.

Both of these initiatives involved more than the usual amount of time by the volunteers on your Board.

Lastly, we amended our banking services to allow e-transfers through our account. This has simplified the ability to collect dues for both members and Glenn (our treasurer).

That is a summary of what your Board has been doing of note over the past year. There is, however, certainly much work your Board does behind the scenes as you will hear in the maintenance report later on.

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

3. TREASURER'S REPORT – Glenn Gibson

Good morning, everyone. I will try to quickly cover the completed year's financial results, then after that, move to covering the current year's Budget.

FINANCIAL STATEMENT FOR THE YEAR ENDED MARCH 31, 2024

We had another successful year last year with a high dues collection rate, as well as keeping our costs well within budget. Overall, I was pleased with the year.

REVENUES were \$2,100 over budget at 107 paid members. This was one below the prior year, our best year for dues in recent memory.

EXPENSES came in favourable to budget by about \$2,200 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 2024. We will defer this indefinitely as the cost is becoming increasingly higher at approximately \$4,000 to \$5,000 and we have no imminent need.
- Also, there were no tree services required, however, as you will see, that won't be the case this year due to the number of storms we've already had.

Maintenance overages offsetting much of the savings were similarly in 2 cases.

- The rainier summer last year required an extra grass cut as we prepared for Field Day. This is occurring again this year, and as you will see, we will begin to budget for this as an ongoing extra cost in this year's budget.
- While no tree service costs, we did have to do extra hedge and brush trimming in 2 of the ROWs due to the wetter and longer growing season.

The result of the net cost savings and revenue overages was an OPERATING SURPLUS of about \$6,300, better than budget by about \$1,900.

That surplus was added to the budgeted \$2,000 allocation to the SHELTER FUND, moving \$5,000 in total to the shelter fund for the last time, as that completed the funding from regular dues over the last 5 years. Also, as you can see, we deposited just over \$30,000 in member shelter donations that began to come in last year, and spent construction related costs of approximately \$36,000.

I'll talk more about the shelter fund and its final completion when we discuss this year's budget in a moment.

In SUMMARY, at March 31, 2024, the total cash balance of \$40,601 was held as follows: Operating Funds = \$1,819, Shelter Fund = \$28,800, 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.

Any questions on last year's results? None raised.

THE BUDGET FOR YEAR ENDED MARCH 31, 2025

The good news is DUES will remain at \$300 for the 2025 year. This is the 13th year in a row with no change and is the case despite inflationary increases in expenses. This has been entirely due to the increasing number of paying members sharing the burden over the last few years.

I will, however, note a word of caution. Both mother nature and inflation are conspiring to increase our costs, with more grass cuts required due to wetter summers and more storms toppling trees on our properties, not to mention property tax and insurance increases. We will continue to do our best to find savings and to manage the timing of projects to hold the dues at this level as long as we can.

This budget anticipates 102 paying members in 2024, down from 107 last year. This year there are several properties up for sale, or have recently sold with unidentified new owners, which makes dues collection uncertain in those cases.

Consequently, TOTAL REVENUES are budgeted down from last year by about \$1,500, to \$30,600.

On the EXPENSE side, the significant increase over last year is related to 2 things:

- as referenced earlier, trees. This year we perform another Ash tree inoculation, done every 2 out of 3 years (we hope this will end soon), plus, we have anywhere from 5 to 8 trees damaged due to recent storms that need to be taken down in the west ROW. We have set aside \$8,000 for this;
- Again, as referenced, the wetter summers require more grass cuts than the 13 we budgeted for in prior years. We needed 14 last year and could have done another in June. So, we have budgeted 15 this year. Each cut for all 5 properties is about \$735.

There are some offsetting cost reductions elsewhere in the budget, but not enough to fully offset the increases.

TOTAL OPERATING EXPENSES are therefore budgeted up about \$4,900 to \$30,768, with nothing beyond just maintenance spend planned just to be safe.

The overall result is we e plan to breakeven at an operating level this year.

The SHELTER FUND was completed last year requires no more contributions from dues. Now we are just in the final stages of execution. All that is remaining is the installation of a green metal roof and it is done. You can see in the notes, next to the Shelter Fund on the Budget, a summary of the whole project. I'll just summarize here quickly.

At the 2022 AGM we thought the gross cost would be about \$80,000, based on the proposal by the 2021 Design Committee. Of that \$80,000 we would have expected about \$40,000, or 50%, to be funded by dues accumulated over 5 years and the balance funded through donations as we have done for projects in the past. Now, on completion, funds from our dues, saved over 5 years, put towards the completed project, were \$38,000 as compared to the \$40,000 anticipated in 2022. Just to emphasize it, that municipal park grade shelter, which will endure for future generations no doubt, cost the regular DPPO budget \$38,000 over 5 years.

But that's not the full story. As it turns out, however, the final "gross" cost to build the shelter, all in, was almost \$96,000. That cost included several engineered drawings, multiple permit and variance applications, contractors and of course taxes. The balance of the total cost, \$57,000 or 60% of the cost, the portion beyond the \$38,000 paid from DPPO dues, was funded by generous donations from 11 families on the Point. That's just over 10% of the membership donating - helping to "shelter" the full membership (no pun intended) from the inflated final overall cost. Just incredible.

It should also be noted that, in addition to the generosity of the resident donors, the contractor (Mark Dol) and the Town of Georgina also kindly contributed to help us keep the costs to our membership at a minimum.

SO, In SUMMARY, per our current Budget, when this year is done at March 31, 2025, we expect to have a total cash balance of \$11,633, held as follows: Operating Funds = \$1,633, and a Reserve Fund = \$10,000.

Any questions on the Budget for 2024?

Yes, from George Vertes - A comment for the record. While acknowledging the majority of members voted for the shelter, it did result in funds being drawn from dues revenues over 5 years to pay for the shelter and possibly the dues could have been lower during that period as a result. This could have

meant that during that period some may not have been able to afford the \$300 and therefore possibly did not pay.

The Treasurer, Glenn, responded that George did raise a very good point. The majority, however, did want the shelter and requested to have a design committee, made up of a majority of non-board members, lead this project. It is also the Board's mandate from the members and per the by-laws, to not just maintain, but to enhance the properties it oversees.

4. APPROVAL TO ACCEPT ROSS BELL AS FINANCIAL REVIEWER*

MOTION – Glenn Gibson made a motion to appoint Ross Bell as the financial statement reviewer for the Next year ending March 31, 2025, at the same compensation level, which is just a handshake. Seconded by: Shaeman Ayerhart; Carried.

5. MAINTENANCE REPORT

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

Regular Items:

- 14 grass cuts for the parks and ROWs.
- Trimming around granite gate posts.
- Playground vegetation spraying / removal.
- Tennis court nets put up and taken down.
- Tennis courts cleaned and weeded.
- Playground equipment cleaning.
- Shed spider and bug sprayed.
- DPPO Signs changed per season.

Other items:

- Repaired tennis courts benches
- Trees and bushes trimmed in West ROW.
- Hedge trimmed in Southeast ROW.
- Damaged park bench removed and replaced.
- Weed removal along shoreline in West ROW.
- Repaired fallen Heart sign.
- Cedar rail fences were added at 4 locations.
- Shelter construction permits and contractor management.

Administrative items:

- Corporate tax returns filed.
- Budgets and financial statements prepared.
- Ontario business registry filings completed.
- Board and AGM Meeting minutes maintained.
- Vendors selected, managed and paid.
- Banking payments and receipts processed.
- Field Day and Corn Roast facilitated.

6. ELECTION OF DIRECTORS *

Glenn Gibson, Dave Langille and Jessica Newman—all standing for re-election.

New directors standing for election:

- Sarah Allen, whose family has been on the Point for a very long time and was previously on the Board a few years ago when the playground was designed and built and would like to contribute again.
- Jeff Parsons, whose family also has been on the Point for many years and felt that he had not contributed to the community, and it was time he felt did.

Linda Wahrer made a motion to elect all the above directors, seconded by Sara Wunch, and all members present voted in favour with no nay votes. Carried.

7. FIELD DAY UPDATE

By Quinn Simpson - It is the 70th year of this wonderful event. It takes a team effort to put on all of the elements of this event. We would be very happy for help from more volunteers, as well as donations of prizes or money towards our events for the community. We look forward to seeing all you, your children and your grandchildren on Saturday August 3rd in the park!

8. NEW BUSINESS – DISCUSSION IN RELATION TO TOWN OF GEORGINA: (I) POSSIBLE GRANT OF DRAINAGE EASEMENTS IN RIGHT-OF-WAYS; AND (II) POSSIBLE ASSUMPTION OF SMALL ROADWAY AT SOUTH END OF PARK.

The Board presented a display board showing the three rights-of-way plus the small road section in question. Linda Wahrer explained that this was just an informational presentation and discussion, with no vote. She explained that the Town has expressed interest, in conjunction with the current storm water drainage examination underway by the town, in obtaining a legal easement across the three rights-of-way to allow for a permanent right to use the DPPO drainage ditches to the lake. In return for this of the current drainage ditches, the town would take over maintenance of the ditches. As an aside comment, the Town also suggested that they take over the full ownership of the east west road at the south end of the main park. They would be required to purchase it at fair market value under law.

Linda explained that the reason for bringing this up now is because to confer any property rights or to sell property of the DPPO, the Board must obtain the approval of 75% of the membership to do so, and the Board feels the membership should have time to consider and ask questions. The Board anticipates that any formal request from the Towns for property rights would come after, and because of, the storm water engineering report on Duclos Point, to be received by the Town in Late August or early September.

Questions and Comments by members:

Myron Pestaulky — It is not uncommon for easements to be sold as well. It may be wise to get an appraisal.

John Wright —What would be the implications of giving them the town the easement? Per Linda Wahrer, it would not be a sale of the property by DPPO, it would just let the Town cross it to facilitate drainage. But to be sure, we will find out when they formally ask.

Sara Wunch —I am concerned about public access if we allow easement. Is it still to be private property and what if any restrictions on easements we would impose? We would insist it be private property still and would impose related restrictions.

Other Items:

Shaeman Ayerhart —Expressed his thanks for the weed cutting on the west ROW! Much nicer.

9. MEETING ADJOURNMENT (11:55)

Linda Wahrer asked if any other business and as there was none, the meeting was adjourned at 11:55 AM.

* = ITEMS REQUIRING A VOTE BY MEMBERS