



**DUCLOS POINT PROPERTY OWNERS INC. (DPPO)
MINUTES OF THE ANNUAL GENERAL MEETING
WITH GUEST LOCAL ELECTED AND TOWN OFFICIALS ATTENDING
JULY 5, 2025
LOCATION: PARK**

**Pre -Meeting with Mayor Quirk Comments, Councillor Lee Dale
And Neil McDonald, Manager of Capital Delivery - Started at 10:10**

Brief opening comments by Mayor Quirk and thank you from Lee Dale.

Started with Neil McDonald: Drainage Improvement Project underway—to improve the municipal stormwater drainage on Duclos Point. Roadside ditches and swales, driveway and crossroad culverts; installing a new sump pump station in the North End, drain on the East side. Easement negotiations ongoing. The project is underway, conversations and meetings held, design is 90% completed. Will finalize design over the next month. The project goes out to tender late in fall. Construction planned to start in 2026 (budget subject to Council approval). They cannot post plans before the tender process, but people were invited to come look at the copy Neil had on hand.

Questions and Answers:

Q: What happens to everyone's property

A: Regrade, restored to the existing condition, work extends to the municipal property, not to private property

Q: is road laying delayed?

A: Separate but related issue—pavement is under a separate pavement management program, priority assignment, etc. He cannot comment on that.

Q: Kind of a surprise—we were told the road reconstruction to be hand in hand with drainage

A: Drainage is a separate project from roads

Q: What's the estimated budget? Chances that it will get passed?

A: The estimated cost is \$1.4 million—DPPO has no costs associated with that—in the 2026 budget, was deferred to limit Town's budget—Mayor added that it is in the budget and will be debated, trying to solve the problem not make small fixes—she will ensure its in the budget—will advocate to stay using her "Strong Mayor Powers" if needed.

Lee Dale assured everyone, Council wouldn't let the Design start then pull the project, they understand you've been waiting and will get a complete solution

Q: An Easement is being negotiated for the East side. Is it a voluntary process?

A: yes, it is, and confidence level is high it will be completed—Plan B is not subject to discussion at this point.

Other topics in the Town:

Mayor Quirk and Councillor Dale:

Speeding along the roads is a consistent issue. Traffic calming measures are possible, but traffic volumes do not warrant a speed camera; can look at additional enforcement. You can also submit Road Watch form online.

Q: Have you considered speed bumps?

A: Will Depend on the traffic volumes, but not enough here – 200 cars a day. You need at least 1,000. Will investigate pavement markings, speed sign installed—these are possible.

Q: 595 Duclos—a perfect spot for a speed trap—would let people sit in her driveway—even if they come once or twice.

A: OK will make a note.

Q: Shake the Buoy event In July. It ended up spilling into a second day, no police, no fire dept, garbage all over the shore. Who has jurisdiction?

A: Not in our Municipality jurisdiction. York Region Police were notified. We have made contact with the Organizers. We will reach out again to YRP again that the residents are not happy—drinking , noise, pollution. DFO, MNR, YRP, OPP, all have jurisdiction.

Q: High Street redevelopment?

A: Final Design almost done additional \$4 million to bury the power lines, will start in 2026, completed in 2027; water, sewage, pipes, --will take over High Street as a municipal road—accessibility features, pavement, sidewalk, event space, new lights, new entrance features - \$10 million in total.

Q: Aerodrome?

A: Radio silence, no news, no application for a Fill Permit, no news is good news—and there's a time limit (5 years) to activate the aerodrome. Each time a new Federal Minister appointed the situation could change.

Q: Any news on Fixed Bridge:

A: Not a Municipal government project, all the responsibility of the Chippewas of Georgina and federal government. They have a website for updates. Mayor does not have any update. Chippewas project not our project.

Q: Tax Bill “\$4.5 million for road repairs and reconstruction” is funded by Grants. If so, why in budget?

A: We have to show where coming from – show the project—part of the budget—got the money from the Grant, still must show this as part of the budget, where the money is coming from—to show the transparency—not being funded by tax levy, absolutely not.

Q: 488 Duclos Point - Lost major trees and took out the wires—is there any plan to trim the trees? Three trees

A: Yes, if they are on Municipal Road allowance. The DPPO executive are also meeting the Town arborist in two weeks and will mention it.

Q: Who controls the Lake level?

A; Trent system does this—they look at it from the flood aspect, snow melt, pretty set in their ways.

The mayor left Service Georgina cards to be used to contact the town on any matters.

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.
(about 45 residents in attendance, plus the Board)

1. APPROVAL OF MINUTES FROM 2024*

Motion to approve: Len Ricchetti; Seconded by: Pat Bell - Carried

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

Welcome DPPO Members

Thanks to Mayor Quirk and Councillor Dale for attending today. It is always nice to have local government represented and involved in our community.

I would like to introduce our Board of Directors – Sarah Allen, Jessica Newman, Jeff Parsons, and Glenn Gibson. Absent are Quinn Simpson and Dave Langille.

I would now like to have any first-time attendees to introduce themselves. None noted.

Over the past year we held 7 board meetings as well several meetings with local municipal departments and the engineering firm undertaking the drainage study. At each Board meeting, directors are assigned tasks to be completed and then followed up upon at subsequent meetings. Each director brings unique types of expertise to the board. I would like to thank each board member for their tireless efforts and contributions to this great community.

This past year we had 99 paid up members. This number was slightly down from prior years and that can be attributed to the many residences for sale on the Point. We hope to improve on that this year but are taking a cautious approach to budgeting as Glenn will explain shortly.

Some of the highlights of last year include the construction of the shelter. This was done with many donations from residents and we are extremely thankful for these generous contributions. We also recently installed two benches and a table in the shelter. These were also donated and we are thankful for those. The shelter will be a good spot to sit in the shade after pickleball or tennis or visiting the playground. It will also be a good spot for neighbours to congregate or to stop for a rest when out for a walk.

We have two additional benches that will be installed near the playground.

We also had two wonderful events last year. Field Day was a great event with a record attendance. The afternoon games, hot dogs, ice cream were well attended as was the kids bingo followed by adult bingo. Thanks to all who helped with the planning or donated to the event.

This year will be the 71st year for field day. Quite a legacy indeed! The corn roast was also well attended and was the first use of the new shelter structure.

This Spring, ice storm caused extensive damage to DPPO property. Our lawn service company cleared our rights of way and the Town was very good at removing debris around the park. We will be meeting with the town arborist in 2 weeks to discuss replanting the trees that were damaged or destroyed in the storm. As a result of the damage caused by the ice storm, we had to access our contingency fund that has been in place for many years. This is the first time we had to use it and it will be replenished to the full amount of \$10,000 in the near future.

Last fall we removed some dead ash trees in the west right of way. These were quite dangerous and probably would have fallen down in the near future.

As you know, the drainage study of the Point was started last year. We have just heard an update from the Town staff on its status so I will not comment further on this.

This is a summary of what your Board has been doing over the past year. There is a lot more work that goes on behind the scenes – even during the winter months. Glenn will go over this in some detail in his treasurer's report as will Jeff in the maintenance report.

As always, please reach out to us with any comments or suggestions as we strive to continue to improve this great community. An interesting suggestion was proposed last fall and you will be hearing about it from Sarah Allan shortly,

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.

You should have picked up a page showing both the financial statement and the budget.

LET'S LOOK AT THE YEAR ENDED MARCH 31, 2025

Refer to the side of the page with the yellow column on it.

The dues collections rate, while still very good compared to historical trends, has declined to 99 members versus 107 in the prior year, which was very exceptional. This is primarily due to several properties turning over, or at least up for sale, and as such we weren't able to collect dues from these. As a result, REVENUES were \$900 below the budget of 102 paid with just 99 paid members.

Total EXPENSES, however, came in favourable to budget by about \$600 for just one reason really – an exceptionally successful Field Day.

Other expenses tended to be close to Budget except in 2 cases.

- The rainy summer last year required extra grass cuts, again for the second year in a row, despite a higher budget. This is occurring again this year, and as you will see, we have raised this budget again.
- Insurance cost exceeded budget as well by \$750. After some consultation, we increased DPPO's liability coverage to \$5 million from \$2 million, we also added the new Shelter under our coverage, and as usual, there was some inflationary increase.

The result of the Revenue shortfall and net cost savings was an OPERATING LOSS of \$450, or below budget by \$290, as we had budgeted a loss of just \$168. This loss was more than covered by the \$1,633 operating cash we carried forward from last year.

The SHELTER project was completed in 2024, with no more funds drawn from dues for the construction or for the benches and tables added. Funds already set aside in prior years were used to complete this, with no funds or financial obligations remaining. In the end, \$67,000 came from donations, and \$38,000 came from dues gathered over 5 years.

In SUMMARY, at March 31, 2025, a total cash balance of \$11,348 was held as follows: Operating Funds = \$1,348 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.

LET'S LOOK AT THE BUDGET FOR YEAR ENDED MARCH 31, 2026

Refer to the other side of the page handed out, with just 3 columns on it.

The good news is DUES will remain at \$300 for the 2026 year, this despite the recent cost of ice storm damage. This is the 14th year in a row with no change. This has been entirely due to the sustained number of paying members sharing the burden over the last few years.

We will continue to do our best to find savings and to manage the timing of projects to hold the dues at this level for as long as we can, but you will see costs are creeping up.

This budget anticipates 95 paying members this year, down from 99 last year. Again, there seems to be an increasing number of properties up for sale, or have recently sold with unidentified new owners, which is making dues collection uncertain in those cases. To be safe, we have budgeted conservatively at 95 paid. As of today, we have 85 of the targeted 95 paid.

Consequently, TOTAL REVENUES are budgeted down from last year by about \$1,200, to \$28,500.

On the EXPENSE side, the \$1,300 increase over last year is related to 3 things:

- The ice storm resulted in cleanup costs and tree removal costs which we expect could total about \$4,700. There are still 2 large Ash trees in the north end of the park to be removed as they suffered threatening damage from the storm. We were successful in lobbying the Town to cover most of the tree damage on the Park roadsides, significantly limiting our total clean-up cost.
- Again, the wetter summers require more grass cuts than the 16 we had last year, increasing this year to weekly cuts during prime growing periods. Consequently, we have budgeted 20 cuts this year, to be done only if needed. Each cut for all 5 properties is about \$735.
- Finally, last year's Field Day donations and raffle sales were exceptionally generous, not typical of most years at all. We have budgeted some cost for Field Day and the Corn Roast, to be safe and to ensure it carries on as usual.

Consequently, we will run a deficit for the year of about \$2,900, noting that there are about \$4,700 of ice storm related costs in that. We will therefore need to dip into our contingency reserve fund of \$10,000 for \$1,562 to supplement the shortfall in our operating funds balance carried forward from last year of just \$1,348.

In SUMMARY, per our current Budget, when this year is done at March 31, 2026, we expect to have a total cash balance of \$8,438, held as follows: Operating Funds = nil, and Reserve Fund = \$8,438.

This is a very "safe" budget. I am hoping that we not only collect more dues than budgeted, but also find ways to save on the final ice storm costs. We will budget in future years to replenish the reserve fund to \$10,000 balance if in the end we do dip into it.

I have to say that I feel we were well positioned to financially weather the extreme ice storm damage, probably the worst type of disaster we could expect to face. We had enough contingency funds set aside, and our insurance would have covered any damage to the playground, tennis courts or shelter had that occurred, all ensuring no delay in repairs due to a shortage of funds or sudden need for a special dues call to cover it.

Any questions on the Budget for 2026? None

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: Sara Wunch - Carried.

5. MAINTENANCE REPORT – Jeff Parsons

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

Regular Items:

- 16 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.
- New flag procured.
- DPPO Signs changed per season.

Other items:

- Replaced failed west ROW water drainage pump.
- Tree limb over park playground removed.
- West ROW dead ash trees removal.
- Ash tree inoculations around park.
- AED unit monitoring license renewal.
- Playground unsafe wood frame replacements.
- Shelter construction managed.
- Shelter benches procured, assembled.
- New sod around shelter watered.

Administrative items:

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

Insert

Q: Spraying for bugs—can you talk about that?

A: We have the one shed spider sprayed, nontoxic, safe for kids and dogs, as well as the playgrounds, the playground equipment also gets cleaned. Jeff Parsons assured the members the sprays were non-toxic and safe.

6. ELECTION OF DIRECTORS *

Linda Wahrer, and Quinn Simpson— all standing for re-election.

Election of all motioned by: Pat Bell ; seconded by; Keith Wright , and all members present voted in favour with no nay votes - Carried.

7. RESTRICTED MAINTENANCE EASEMENT FOR RIGHTS-OF-WAY.*

Town needs to come into the drainage areas for the drainage project for maintenance.

The Board needs the agreement from the membership for the limited, no public access, no ownership change, granting of an easement to the Town.

Motion by -Linda Wahrer - to approve the granting of an easement of a very limited nature to the Town of Georgina for maintenance of drainage culverts running through the DPPO Rights-of ways; Seconded by Len Ricchetti ; Carried by a vote of 26 “for” and nil “against”. As more than 75% “for” of the membership present, as per s.7.02 of the Bylaws, the motion passed.

8. FIELD DAY UPDATE

By Jessica Newman - on Saturday August 2nd in the park.

This will be the 71st annual Field Day. Thank you to those who have already signed the volunteer/donations signup sheet today.

We still need donations and volunteers to set up, raffle, bingo, race judges and tear down. Donations can be dropped off at 577 Duclos Pt Rd, Linda’s house.

Please come forward to sign up to assist and thanks so much!

9. REWILDING INTRODUCTION

Idea and concept suggested by membership last year has gained a bit of interest. At this point, no money or commitments have been made, rather we are just floating the idea to the membership for any comments or suggestions.

A handout was distributed showing pictures of before and after “wilding” of the southern 20% of the park, as an idea.

Natural vegetation and natural growth—benefits could include a small decrease in lawn costs, increase pollinators as described in the handout. Not a plan, just an idea of what it could look like.

Like other projects, we will be putting a working group together to look at this possibility. If anyone is interested, please let us know.

Questions and Comments by members:

Q: Build in the costs of watering, maintaining etc when developing the concept.

A: Great point yes, we would have to consider that.

Q: Winding path through it—great idea—not cement, but permeable gravel would be lovely.

A: Yes, great consideration—something certainly friendly to the environment.

Q: Supportive of the idea. Challenge will be ongoing maintenance would not be a load on our membership fees.

A: Yes understand—don't save on lawn maintenance only to pay for more maintenance.

Q: Like it the way it is—the park looks the best it's been ever, not interested in weeds and a path—

A: Thanks, and have noted your view.

Q: Would we also consider doing something for the North end of the oval park?

A: No, that whole area is Town property, so that will all be included in the Drainage/Beautification of this area. While the concept shown is the south tip, the exact location is not set subject to the committee's recommendation.

Please speak to Sarah if you'd like to be involved in the idea of Rewilding.

10. NEW BUSINESS

Q : Len Ricchetti — When you look at the what the Board does—almost always more work than what we see—Thank you to the Board.

Q: Anyone doing anything about that abandoned property on the east side just up from the ROW that has overgrown with weeds?

A: Call the Service Georgina who will cut weeds and charge owner on their taxes.

Q: A Willow on the NE right-of-way is looking threatening. Can you look at it?

A: Yes, will inspect it to see who it belongs to and if any action required.

Q: Can we spare any money to keep someone on standby for road snow plow emergencies? I have a contact on the point who is good.

A: That is not what we can do as a Board. But you can post your recommend contact to the Duclos Point Facebook group.

Q: The park seems to be becoming a parking lot. Half a dozen cars parked and even a pile of dirt dumped on it—maybe a reminder can be sent out.

A: we will consider that. There are still signs around indicating no motorized vehicles.

11. MEETING ADJOURNMENT - 11:55 AM

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