



DUCLOS POINT PROPERTY OWNERS INC. (DPPO)
MINUTES OF THE ANNUAL GENERAL MEETING
WITH GUEST LOCAL ELECTED AND TOWN OFFICIALS ATTENDING
JULY 5, 2026
LOCATION: PARK

From Mayor Quirk, councillor Dale, Regional Councilor Davison and Adam LaCroix, Town Engineering at 10:00-10:46

Drainage Improvements

A comprehensive drainage improvement project is underway for the Duclos Point area, driven by the need to address chronic flooding and standing water issues. The project is the result of long-standing community advocacy and collaboration between residents, council members, and town staff.

Project Scope and Timeline

The project includes replacing approximately 50 driveway culverts, regrading and reshaping ditches to increase stormwater capacity and flow, and constructing a new pump house at the north end of the park. Engineering is complete and the tender is expected to be awarded in early to mid-August, with construction starting as soon as possible and finishing by the fall of this year. The town has secured easement agreements with many property owners, a major hurdle that was successfully overcome. (A diagram of Duclos Point was circulated by the Town staff showing the affected properties and the easements granted by property owners.)

Community Notification and Communication

Residents will receive a general construction notice letter, and those directly affected by culvert replacements will be notified two weeks and again three days before work begins, allowing for coordination of parking and scheduling. A dedicated project webpage will be launched (georgina.ca/duclospoint), providing a direct contact to the project manager, Maggie Cui, and eliminating the need to navigate general town channels. The webpage will include graphics, highlights, and contact information.

Purpose and Funding

The stormwater management fee, a dedicated funding source that cannot be diverted, is financing this project along with other drainage work across Georgina. The fee was implemented to move away from piecemeal fixes and toward engineered, sustainable solutions. This project is a direct result of that dedicated funding, enabling the kind of comprehensive design needed for areas close to the lake.

Road Repair Program for 2027

Following the drainage improvements, a major road rehabilitation project is planned for 2027. The roads in Duclos Point will undergo a full reclamation and resurfacing, transforming them from a rural cross-section to a standard urban asphalt mat.

Full Reclamation and Resurfacing

The process will involve pulverizing the existing roads to a depth of six inches, then bringing in granular A material, regrading, recompact, and finally paving with asphalt. This treatment is one of the best available under the town's road repair program, providing structural stability, proper drainage, and a long lifespan. More detailed information will be available in the fall of this year, following budget deliberations.

Traffic Calming After Improvements

It was noted that improved road surfaces often lead to increased vehicle speeds. The residents' association expressed a willingness to work with the town on traffic calming measures, such as speed bumps, rumble strips, signage, or bollards, if needed. Residents were also encouraged to report habitual speeding through the Road Watch program, which follows up with warning letters to vehicle owners.

Community Concerns and Responses

Several other issues were raised by residents during the meeting, ranging from septic system fees to property disputes and wildlife concerns.

Septic System Maintenance Fees

A significant discussion centered on the mandatory septic inspection fee. Previously, residents could submit a receipt from a licensed inspector to avoid the fee, but that option was recently discontinued. The town clarified that a motion has been passed to waive the fee if the property owner can demonstrate a certified inspection or pumping within the last three to four years. This waiver applies going forward from the date the motion was adopted (within the last ten months), and staff will work with residents on any rebates for recent qualifying inspections. The fee is a provincial requirement, but the town can accept proof of compliance on the province's behalf.

Dead Tree and Property Standards

A resident asked about a dead tree on a neighbor's property that poses a falling hazard. It was explained that the town can only intervene on private property through property standards enforcement. Residents should report the issue to Service Georgina, which can send a bylaw officer and, if necessary, an arborist to assess the tree. The town can issue orders for removal, though this is a last resort. Concerns about liability for the property owner were also noted.

Property with Stop Work Orders and Gunshots

A resident raised concerns about a property just outside Duclos Point that may have a stop work order and active investigation by bylaw. The property owner may be involved in

unauthorized work, and residents have also reported gunshots, likely from duck hunting, which may fall under natural resources jurisdiction. It was confirmed that the file is open and ongoing, but due to confidentiality, specific details could not be shared. Residents were encouraged to continue reporting any concerns to bylaw or the police, and to share any documentation (photos, observations) with the residents' association, which can forward a collective letter to amplify the issue. The town will ask bylaw what information can be released.

Aerodrome/Dome Development

An update was provided on the long-standing aerodrome proposal. No new site alteration permit has been submitted to the town. The federal application has a timeline, and if not acted upon by a certain date, the permit allowance lapses. The town has a legal process in place should an application come in, and is prepared for any unauthorized activity. The current slowdown in the development industry has worked in the community's favor, and the town continues to monitor the situation and communicate with federal authorities about closing the legislative loophole.

Georgina Island Bridge Project

In response to a question about a development on Georgina Island, it was stated that the town is not directly involved. The Chippewas of Georgina Island First Nation are leading the project, which was supported by band membership. The project is proceeding with environmental assessments, and updates are available on their official website.

Collaboration and Communication

The meeting highlighted the strong collaborative relationship between the Duclos Point community and the town, which has been key to advancing these long-awaited projects.

Positive Working Relationship

Town representatives acknowledged the patience and advocacy of the residents' association and community champions who have persistently raised concerns behind the scenes. The residents' association also praised the town's responsiveness over the past few years, citing open communication and constructive meetings. Both sides emphasized that a non-adversarial approach, even when answers are not always favorable, has been essential to making progress.

Project Updates and Future Engagement

The town committed to keeping the community informed through the project webpage, direct notices, and future meetings. Further details on the 2027 road program will be released in the fall, and residents were encouraged to follow budget deliberations. The meeting concluded with an open invitation for private questions and a thank-you to all attendees for their participation.

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Board of Directors of DPPO Business Meeting began at 10:46

1. Opening and Approval of Minutes

The meeting was called to order with a motion to approve the minutes from the previous year, which had been posted on the website for review. The motion was made by Linda Wahrer and seconded by Sarah Wunch, and the minutes were approved unanimously.

2. President's Report

The report began with an introduction of the Board of Directors, including Dave Langille, Quinn Simpson, Jeff Parsons, Glenn Gibson, and Jessica Newman, as well as Linda Wahrer, chairing the meeting. First-time attendees were welcomed, and a new resident named Jessica Richards introduced herself, expressing enthusiasm for the community.

Over the past year, the Board held eight meetings and engaged in numerous discussions with town officials, primarily focused on the upcoming drainage project. Significant effort went into finalizing the wording of a limited easement granted to the town for access to rights-of-way, which was approved at the previous annual meeting. The Board's diverse skill sets were acknowledged as valuable for addressing various issues.

Membership for 2025 reached 99 paid-up members, slightly above a conservative budget. The Board continues to contact new residents with welcome packages explaining the use of dues. A joint tour with the town arborist identified trees needing removal or pruning on town property, most of which has been completed. The Board is now working with the town to replace three willow trees killed in the ice storm and to remove remaining stumps. This year, perennial flowers will be planted around cedar fences installed earlier, as part of ongoing beautification efforts on DPPO-owned property.

The annual Field Day was a great success, featuring an ice cream truck and a bouncy castle, plus well-attended kids' and adult bingo sessions. A detailed template for Field Day requirements and duties was created by a Board member. The Labor Day weekend corn roast was also well attended. Members were encouraged to share questions or suggestions with any board member.

3. Treasurer's Report

The treasurer reviewed the financials for the year ended March 31, 2026, and presented the budget for the current year. Dues collection reached 101 members (versus 99 the prior year), including two residents who paid for two missed years. Revenues from dues exceeded budget by about \$4,200. Total expenses came in \$6,000 under budget, primarily due to fewer grass cuts (14 actual versus 20 planned) because of a dry summer. Other variances included \$1,400 over budget on right-of-way hedge trimming and \$1,700 under budget on tree services (thanks to the town covering some work). The operating surplus was about \$3,100, versus a budgeted loss of nearly \$3,000. Combined with a \$1,200 surplus from the prior year, operating funds at year-end were \$4,500. Total cash balance stood at \$14,500, with \$10,000 in reserves. The financial statements were reviewed by Ross and Pat Bell with no errors found.

For the current budget, dues remain unchanged at \$300 for the 15th consecutive year. The budget assumes 95 paying members (down from 101) to remain conservative due to properties for sale and unidentified owners. As of the meeting, 95 members had paid. Revenues are budgeted at \$28,500, down \$1,800. Expenses increased by \$5,800 due to three factors: a budgeted increase to 18 grass cuts (costing \$3,500 more than last year's actual); inoculation of 10 ash trees (a \$3,800 cost, since last year was an off-year); and extra funds for general maintenance (repairing playground support beams and a broken fence). Savings come from skipping hedge trimming, thanks to volunteer efforts. This results in a projected deficit of \$4,500, which will be covered by the operating surplus carried forward, leaving the \$10,000 contingency reserve intact. Recent storm damage was not anticipated but can be covered by reserves. A neighbour paid for clearing a fallen tree, which was greatly appreciated.

4. Appointment of a Financial Reviewer

Ross and Pat Bell were reappointed as reviewers for 2027. This motion was made by Glenn Gibson and seconded by George Vertes, and passed with a majority vote.

5. Maintenance Report

Routine maintenance includes grass cutting, insurance, trimming around properties and granite posts, tennis court and playground upkeep, bug spraying around the shed, and sign replacement. The vegetation in one playground has been unsatisfactory and will be addressed. After the ice storm, damaged trees were dealt with; two benches were donated and installed near the playground. The AED was maintained, though never used. Repairs were made to tennis court benches, and dead ash trees were removed. The board expressed gratitude for the extensive work done liaising with the town on the large drainage project.

A major behind-the-scenes initiative is digitizing the association's archives. Previously, records were kept in boxes passed between basements. Digitizing meeting minutes, budgets, legal documents, and other records involve costs but is considered essential for Board functioning and succession planning.

6. Election of Directors

Three directors (Jeff Parsons, Glenn Gibson, and Jessica Newman) were up for re-election, and all agreed to serve another two-year term. No other candidates came forward. A motion to approve their election was made by Linda Warher, seconded by Linda Parsley, and passed with a majority vote.

7. Field Day Update

The upcoming Field Day will be the 72nd annual event. It relies entirely on volunteers, and help is needed for races, judging, cooking, serving food, decorations, and setup. Donations of time are most critical, even for just an hour or for setup the night before. Monetary donations to defray costs are also welcome and can be sent via e-transfer. A sign-up sheet was circulated.

8. New Business

There was no new business, and the meeting was adjourned at 11:15.