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**DUCLOS POINT PROPERTY OWNERS ASSOCIATION (DPPO)**  
**MINUTES OF THE ANNUAL GENERAL MEETING**  
**WITH MAYOR MARGARET QUIRK AND COUNCILLOR DAVE HARDING**  
**July 9, 2022**

**Meeting with Mayor Margaret Quirk**

**Mayor Quirk: Opening Remarks**

- Regarding roads: the new Infrastructure Director's name is Michael Voss. A truck went be around the point to X-ray the road. In 2023, the resurfacing of the North Road will take place. The loop around the park with more full reconstruction is approximately five years out, including addressing the drainage. The work will include thorough design, then construction will begin.
- The aerodrome: this is a federal decision and a federal responsibility. There has been an extension of the timeline for its decision. The federal authorities have more questions for the developer, so there's no decision yet. The federal MPP is following up, who is not in favor, nor is the town is in favor. Objections have been sent and we have no further update at this point.
- The fixed link: This is also a federal decision, with lots of discussions underway about it moving forward. Public consultation is underway, and there is a website to check for updates. At this time, we have no further information or news to share. Numerous environmental assessments are still to be done.

**Counsellor Dave Harding comments**

- Roads: the drainage is to be fully reviewed as part of the fixing of the roads at Duclos Point. The repair will take a 'Do it right' approach.
- Aerodrome: Dave sits on the Agriculture Committee, so is helping to influence that decision and is not in favor of the aerodrome.

- Fixed link: this has been talked about for years and much more consultation is ahead.

## **Questions & Answers**

**Q: Why will the road repair take so long? We have to get moving on this.**

A: The full proper study has to be done, with design being included. We want it to be done well, and it will take some time to get it right.

**Q: Will the Town be addressing the dead or dying ash trees within the road allowance?**

A: Yes, all the ash trees within the road allowance are within the Town's responsibility. Road allowance is 33 feet from centre of the road in both directions. Let us know where and which trees and we will take care of these. Sometimes Hydro must be involved in these tree removals whenever hydro lines are nearby.

**Q: Can we get a commitment to a Master Plan for the road repairs? Will the Town complete a topographical survey that guides all the replacement of roads, so its not a patchwork repair, in which drainage is still a problem, or one fix creates other problems?**

A: All of this will be considered and completed in the Design work, so that this bigger picture is taken into account. This is why it does take time, and budget, and capacity. We will commit to push for this, and start now, including this topographical survey, and ask now for that.

**Q: Will the drain ditches which are not draining (the east Right of Way) be cleared out? The West ROW has a leftover mess as well.**

A: There is a work order in place for these to be fixed by the Town. These were cleared out in the winter and the debris was left behind. Dave Harding agreed to take some more pictures so he has a current view as what needs to be done. (Comment made from a DPPO member here to thank the Town for their attention to these Right Of Way's, since they are not property of the Town, but are actually property of DPPO, so we owe you a great debt for doing the work on them and the drainage.)

**Q: Does the Town of Georgina have a good relationship with and partnership with the Chippewa's on Georgina Island? So that discussions take place as the Fixed Link project consultations continue?**

A: Yes, the Town of Georgina has a very good relationship with the Chippewa's and we have discussions with them, it's been ongoing and we will expect that to continue.

**Q: Could you please look at the new build at 716 Duclos Point. It's been underway for over 5 years, where drainage is causing issues to properties beside it, weeds are out of control, there are no swales, and it's been a long, long construction.**

A: There is already a file on this property, a by-law issue, and Dave Harding will re-open the file. We know this property and it's become a mess on the road as well with the truck turn-arounds causing road damage.

## Annual General Meeting

Linda Wahrer, President called the Meeting to order 10:55 a.m. Lori-Ann Gibson is thanked for taking minutes due to an absence of Board members (new mothers).

### 1. Approval of Minutes 2021

**Motioned** to approve the minutes brought by Sara Wunch and seconded by Pat Bell. Carried.

### 2. President's Report & Introduction of the Board

I would like now to introduce your Board of Directors. Glenn Gibson (Treasurer), Dave Langille (Director), Dave Buck (Director), Jason Kaufman (Director), Quinn Simpson (Director). Unfortunately, Rupin Sawhney (Director) is unable to attend today as she is expecting her baby at any minute now.

I would like to thank Jason Kaufman for his contributions to the Board. He is retiring from the board after serving a two-year term. Jason was instrumental in designing and obtaining the wonderful Duclos Point wearables that we sold over the past couple of years. It's great to walk around the point and see people wearing these items.

Since our last annual meeting which was held at a later date of September 4th last year the Board has held five meetings. Each meeting has minutes taken and then reviewed at the following meeting to ensure each Board member provides an update on task assigned to each I would like to thank each Board member for their involvement and work they do to help improve the community.

Over the winter we also had meetings of the Shelter Subcommittee which was formed after the AGM last year. Thanks to those who served on the subcommittee which was comprised of two board members (Glenn Gibson and Dave Langille) and four residents (Frank DeFrancesco, Michael McKeown, Jessica Newman and Sarah Wunch). Thanks to those who served on this committee and helped move along the project. We are now at the stage of getting quotes for the structure which we hope to have built next year if we secure enough in resident donations.

Since our last meeting the defibrillator has been installed and activated. This is located at the northeast right of way as it was the most central location for the unit. It is very easy to use and instructions are available on our website. Let's hope it never has to be used. We are looking to purchase and install a second defibrillator at the North End of the point but need to find a power source.

Also, over the winter the picnic tables were painted

We continued to consolidate and digitally store all historical information for the Point. This includes minutes of meetings, some dating back to the late 1950s reports maps surveys etc.

Speaking of surveys, we are underway to have surveys done of all DPPO owned property. We have surveyed the South right of way on the east side and the West right of way. When we have funds available, we will survey the north right of way on the east side and the large park.

On a regular basis we are in contact with the town of Georgina to ensure they fulfill their obligations regarding maintenance issues. They removed many dying ash trees and have promised to remove any remaining stumps and then replant trees by the end of the year. For our remaining ash trees, we are continuing with our inoculation program to protect the trees against the emerald ash borer. So far, the program seems to be working as we recently had an assessment done by the arborist who confirmed this. We have also repeatedly asked the Town to fix up the grass on the sides of the road damaged by snow plows.

As always if you have any ideas or suggestions for improvements to this wonderful community, please pass them along to a board member or send an e-mail to us.

**Member Question:** Are we thinking about installing a second AED, perhaps nearer to the North end of the Point?

**Answer:** yes, the long-term plan would include installing a second AED, closer to the North end. We need a power source however so that has to be solved. One idea is to install it with the new shelter when that is constructed.

### **3. Communications Report—from Jason Kaufman (Board member)**

The “Duclos Point Community” Facebook page is up and running, with some terrific and useful member posts already. Use this method of connecting with your neighbours to share stories, events, recommendations, even questions about the Point, your property. You can share this site with your family members, they need to use your address number for access. Please continue to direct your ideas, questions, or other communications for the DPPO Board directly to the Board, as they do not monitor this Facebook page which is intended for all of us as neighbors.

#### **4a. 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, 2022. Attending members had been provided with a hard copy.

Revenues were \$3,300 over budget at 103 paid plus 3 more prior year catchup payments. This was one of the best years for dues participation in recent memory. Additional donations and shirts sales result in revenue over budget by \$3,994.

Expenses were more or less on budget as a whole, with grass cutting and ash tree inoculations being the largest expenses in 2022. Expenses were \$290 unfavourable for the year.

The result was an operating surplus of over budget of \$3,704.

The current surplus plus some from prior years totalling \$4,000 was added to the budgeted \$5,000 allocation to the shelter fund, moving \$9,000 in total to the shelter fund in the year.

At March 31, 2022, a total cash balance of \$32,397 was held as follows: Operating Funds = \$397, Shelter Fund = \$22,000, and Reserve Fund = \$10,000.

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

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 2023 year. This is about the 10th year in a row with no change and is the case despite the inflationary increases in expenses. This is entirely due to the increase in the number of paying members sharing the burden. The budget anticipates 100 paying members in 2023, vs prior year budget at 95. It is not a given that we get 100 paying members as it takes multiple invoicing emails by Dave Buck 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.

The expenses include an 18% increase in the cost of the lawn cutting services. This is the cost of cutting the 9-acre oval, plus three rights-of-way, plus the circle to the north and the swing area to the south. Please note that this cost is now \$9,545, almost at the current \$10,000 maximum the Board can approve without going to an AGM for approval. Note this for the vote to come on amending that limit, increasing it from \$10,000 to \$15,000.

The ash trees need to be inoculated 2 out of every 3 years, so 2023 will see another \$5,300 or so spent on that. We also set aside \$1,000 to support the revival of social events on the Point such as the corn roast, etc.

We have budgeted an operating surplus of about \$4,000 which will be shifted to the Shelter Fund, bring it to \$26,000 by March 2023. As mentioned, the plan is to fund such large projects as we have in the past with 50% coming from operating surpluses, and 50% from specific project donations. As of today, we have \$32,000 pledged as additional donation to the \$26,000 set aside. We have not yet formally begun requesting donations, so this is a good start. We anticipate that the cost will be at least \$80,000

based on the specifications that the Shelter Committed submitted to the Board. A sperate handout was provided to all who attended the AGM which details the specifications and donation program. It is planned that this will be emailed to all members shortly.

In summary, at March 31st, 2023, total cash of \$36,464 is expected to be held as follows: Operating Funds = \$464, Shelter Fun = \$26,000, and Reserve Fund = \$10,000.

**Question:** While I want to thank you and the Board for doing a great job, I'm disappointed that the parks and playgrounds are getting more budgeted next year but the Right of Ways are not seeing an increase. Could we get an increase in the budget to maintain the ROWs?

**Answer:** The grass cutting budget needs to be increased due to price increases, and, yes, the Town did some work on the ROWs but left the NW one in a mess. We do want to take care of them, including continuing to budget to have the hedges trimmed every two years, placing gravel in the East ROW as needed, and other upkeep. We will keep looking for ways to enhance the look and use and enjoyment of these points of access for you, notably the NW ROW as you pointed out. Thanks for your comment and we will be sure to consider it at the next DPPO Board meeting.

**Motion:** while the Budget does not technically need AGM approval, Keith Wright motioned to approve the Budget, it was seconded by Sara Wunch. Carried.

#### **4b. Appointment of Financial Reviewer**

Glenn Gibson put forward the motion to appoint Ross Bell as financial reviewer for the year ended March 31, 2023. Seconded by Sara W. Carried.

#### **5. Maintenance Report**

As covered in the President's Report. We have been continuing with tree removal of dead ash trees around the park, and inoculation of those that we are working to save.

#### **6. By-Law Change Proposed**

By-Law 4.5 #3 describes that there is a \$10,000.00 limit on expenses undertaken by the Board without AGM approval. Motion put forward by Linda Wahrer that this be increased to \$15,000.00 mainly because the annual grass cutting fee is getting close to \$10,000.

Motion amendment put forward by Sara Wunch that this increase be "only for the grass" expense.

Keith Wright counter-proposed that the Motion be left as originally tabled that the increase is for any single expense item that the Board deems suitable, and he so moved that. Seconded Sharon Tomlinson.

The Motion was Carried and approved as first put forward, the By-Law changed to allow the Board to spend up to \$15,000.00 on any single item.

## **7. New Board Members**

Dave Langille and Glenn Gibson would like to stand for re-election.

One new Board member is standing as well to replace Jason Kaufman who is not standing for re-election. She is Jessica Newman from 635 Duclos and unfortunately Jessica couldn't be here today, as she is away on vacation.

Jessica Newman's BIO was presented as follows:

"Throughout my childhood, my family used to stay at a cottage down the road on McRae Beach every summer and I fondly remember hay rides on Duclos Point. When my husband and I were looking for a cottage, it only made sense to buy here. We bought our cottage (635) in May 2019 and have been living here full time since the pandemic started. In May 2020, our son Charlie was born. I have worked as a Project Manager in Construction and Design for 20 years. Many of the skills I have developed over the course of my career, particularly around project delivery, may be of use to the Board. Recently, I volunteered for the DPPO community shelter committee and enjoyed the process. When I heard there was a Director position available, I thought it could be a rewarding experience and that I could give back to our community."

Linda W. asked for a one-time By-Law exception, that would allow Jessica to stand even though she is not present at the AGM. This one-time exception was approved with no dissenters.

Motion: Linda Wahrer made the motion to elect all three persons to the Board - Dave Langille, Glenn Gibson, Jessica Newman – and all votes were in favour.

Lisa V. stood to thank the Board, very much, for all the work they are doing.

## **8. New Business—Duclos Point Branded Glasses for sale**

Orders are now being taken for Duclos Point etched wine and whisky glasses. Thanks to Tim Moffat for the modern design of the logo, which features the sunset, Duclos Point, and the water. Be prepared to see this new logo around the Point.

A small portion of the sale price goes toward the DPPO fundraising budget.

## **9. Shelter Update**

Fund raising is underway. The Board is currently obtaining quotes based on the quality, size, and design recommendations of the Shelter Sub-Committee. All of the recommendations of this Shelter Sub-Committee were adopted. Contractors are being contacted and asked to quote. The location is planned for the north-west corner off the Tennis Court.

## **10. Field Day**

This year it was decided that Field Day would be best once again to be postponed, as some thought it was not so COVID-friendly. However, there is a growing interest from the members that an alternative be held, so discussion on what could take place followed.

Cinzia DeFrancesco from 609 Duclos Point stood to propose that she would like to organize a smaller, shorter event geared towards the children be held, and she would be willing to get those plans underway. She outlined some compelling benefits and reasons to do so. Discussion followed.

It was endorsed by Linda Wahrer who agreed that an event geared towards the children be held, and this year no evening Bingo or adult activities. Cinzia will put together a Field Day Committee and Linda will help pass on all the info, supplies, equipment and past history of what was done. Volunteers are needed and welcomed. Watch for info on the Duclos Point Community Facebook page, including donations being welcomed.

## **11. Adjournment**

**Motion:** to adjourn the meeting by Ross Bell, seconded by Sara Wunch. Carried.

Meeting was adjourned at 11.35 pm.