

PMHA MINUTES ANNUAL MEETING SEPTEMBER 20, 2023

CALL TO ORDER: The meeting was called to order at 10 AM by President Linda Bell

Linda Bell welcomed everyone to the Annual Meeting stating how glad she was that we are now able to attend in person.

BOARD MEMBERS PRESENT: Linda Bell, Avon Giddings, Gabi Filce, Nancy Cook, Larry Pope, Dave Favrin, Mike Stock, Heather Hocken, Ken Lindsay

REGRETS: Perry Adams

Guest: General Manager Pine Meadows Retirement Community: Dana Burdenuk

Establishment of a Quorum: Nancy Cook, Secretary, stated that 75 paid households were registered thus establishing a quorum of 25% as established per the previous PMHA By Laws Clause 4.2

Approval of the Agenda: Motion to approve the agenda made by Larry Pope #112, seconded by Judith Busch #106. All in favour. Carried

Approval of the AM Minutes SEPTEMBER 21, 2022: Motion made by Lee Thorne #44, Seconded by Joe Piercey #97. All in favour. Carried

Business Arising from the Minutes of the AM OF SEPTEMBER 22, 2022: NONE

Recognizing New Residents since SEPTEMBER 2022:

Linda Bell welcomed our new residents and asked them to stand and be recognized.

Susan & Robert Henshaw 68 WBW
Nancy & George Ottewell 167 PRR
Lillian & Patrick Chaulk 127 BC
Anne Marie & Mark Hirons 159 PRR
Sandra Hennessey 136 BC
Linda & John Ward 130 BC

Doug Wilson & Chris Rynberk 129 BC
Joan & Douglas McDonald 194 PRR
Leona & Craig Howard 93 WBW
Carmie & Chuck McCormack 114 WBW
Louise DeCorso & John Gwinn 105 WBW
Susan Laberge 103 WBW

PMRC Presentation- Dana Burdenuk; General Manager Pine Meadows Retirement Community

Dana expressed Don Vallery's regrets as he was not able to attend. She announced that there will be the annual **Christmas Lunch on Wednesday, November 29th, 2023**. She also stated that due to issues of space at Highland Pines and to the division of ownership (Pine Meadows is owned by Don Vallery; Highland Pines is owned by Owen and Jessie Vallery), there will be a new administrative office for her attached to the main hall. PMRC will pay for the construction of this addition. Pine Meadows residents will pay for the new air conditioning unit to be installed some time in 2024. This unit has been ordered.

Kathryn Dancey #33 asked Dana if an entrance door from the new office would be installed into the Grand Hall. Dana stated that there would be no entry door into the Grand Hall from the office. There will be an outside entry door and windows in the new office.

Ted Muehlbacher #50 questioned Dana regarding the high chlorine smell in the pool area. Dana stated that they are working on regulating the temperature and humidity which should help.

Remembering those who have passed away since September 2022:

Linda Bell read the names of those residents and former residents. A minute of silence was observed in remembrance of these residents:

Albert DeJong 109 WBW Sept. 20/22
Fran Daniels 159 PRR Oct. 27/22
Dave Brierley 93 WBW Nov. 8/22
Donna Douglas 99 WBW April 19/23
Diana Van Der Pryt 77 WBW June 10/23
Earl MacInnis 78 WBW August 5/23
Fred Dick 88 WBW August 12/23
Gayla Mehling 62 ML September 8/23
Joyce Hocken 148 PRR/LTC September 14/23

Former Residents

Earl Calder Oct. 23/22
Bob Bell [LTC] March 4/23
Ruth Sproul March 20/23
Mary Ellen Broderick June 4/23
Elizabeth Scragg June 5/23
Audrey Eastwood August 18/23
Tom Green September 15/23

Report from the President

Linda Bell stated what a pleasure it has been to live in this community and respond to residents' needs and concerns. She praised the PMHA board for their commitment to the community. She reminded those present that we should always be aware that Covid 19 is still among us and to be respectful of those who choose to wear a mask and to those who choose not to.

Motion to accept the President's report by Clyde Henry #164. Seconded Marni Henry #164. All in favour. Carried

Report from the Interim Treasurer (Gabriele Filce #95)

No questions regarding the Balance Sheet

Sandra Solomon #131 questioned the item re property insurance. The word "property" is a reference to the *wording in the insurance document*. We do not own property, so it is not applicable in this case and will be adjusted in the statement to reflect this.

Presentation of the 2022-2023 Budget: no questions from the floor

Motion to approve the Treasurer's Report by Ted Muehlbacher #50. Seconded Ron Craddock #52. All in favour. Carried.

Motion to accept the 2023/24 Budget by Clyde Henry #164. Seconded Pearl Davis #21. All in favour. Carried.

Appointment of the Auditor/Reviewer: Avon Giddings #121 nominated Gabriele Filce #95 to serve as auditor for 2023/24. Seconded Dave Favrin # 101. All in favour. Carried.

Reports of the Standing Committees PMHA

MCRC Report (Maintenance Cost Review Committee) – Chair- G Filce #95 / Board Rep- M Stock #192

RKC Report (Reservation & Kitchen Committee) Chair Nicole Bernou #56

Website Fund Report- Linda Webster #35, Paul Lingen #100, Perry Adams #70

No questions regarding these reports from the floor. A motion to accept these reports by Isabella Hood #32. Seconded by Barry Wood #124. All in favour. Carried.

Motion from the PMHA Board.

Avon Giddings #121 moved that the PMHA allow for the release of funds from reserves, reducing them over time, until reserve levels are commensurate with long-term potential liabilities. Seconded Mike Stock #192.

Avon Giddings #121 proceeded to clarify his motion in simple terms. The PMHA requests in this motion that it be permitted to adjust and update reserve levels more closely to match our investment fund levels making the two more compatible (balanced). He also stated that this motion does not refer to the withdrawal of any funds for spending.

Sandra Solomon #131 rose to speak to the motion and indicated that the wording was not clear to some people. She stated that many people submitted their proxy votes not really understanding the motion. She suggested that we make an amendment to the motion.

Larry Pope submitted an amendment to the motion as follows:

I, Larry Pope #112, hereby move that the PMHA motion from the board to allow for the release of funds from reserves, be amended for clarity by adding the following sentence at the end of the main motion: *"The reserve funds so released by this motion will be used to enhance current activities and add new activities suggested by the residents, as mandated by the PMHA's articles of incorporation and the regulations of the Ontario Not-For-Profit Corporations Act, 2010."*
Seconded Sandra Solomon #131.

Heather Hocken #27 spoke in favour of the amendment in that we need to spend our funds to benefit the whole community.

Avon Giddings #121 stated that the original motion was to simply look at our reserves with no mention of spending any of these reserves.

The amendment was put to a vote and was carried. Then, the motion as amended was put to a vote: *That the PMHA allow for the release of funds from reserves, reducing them over time, until reserve levels are commensurate with long-term potential liabilities. The reserve funds so released by this motion will be used to enhance current activities and add new activities suggested by the residents, as mandated by the PMHA's Articles of Incorporation and the Regulations of the Ontario Not-For-Profit Corporations Act, 2010.*

A vote for the amended motion was taken by a show of hands. Carried.

Community Motion

I, Chris Larsen move that the \$1000 maximum for an expenditure, without the need to seek approval of the membership, be increased to \$2500 due to inflation over the recent years. This discretionary amount per expenditure would still require approval of the PMHA Board of Directors. Seconded Larry Pope.

John Hodgson #171 spoke against the motion citing that the money had not been released yet. Heather Hocken #27 stated that this motion would give the board more flexibility.

Don Ferrier # 117 made a motion to amend the maximum to \$1500.

Bud Davis #21 seconded the amendment.

The Amendment failed to pass, and the original motion was back on the floor.
Sandy Hennessy #135 rose to support the original motion.
Ted Muehlbacher #50 rose to support the original motion.
Lee Thorne #139 rose to support the original motion.

A vote for the original motion was taken by a show of hands. Carried

Community Issues

1. Discussion of the Dog Run

Avon Giddings #121 started the discussion by addressing his email to the community and clarifying why the PMHA Board decided to bring the discussion of this project to the Annual Meeting.

Sandra Solomon #131 thanked the members of the community for their support in establishing the plan for the dog run. She spoke in favour of the dog run.

Marni Henry #164 was opposed to a dog run.

Rod Goddard #165 stated that the PMHA should not contribute funds to a dog run. He stated that any board member who owns a dog should not vote on this issue.

Art Belisle #42 spoke against the positioning of the dog run i.e., along the tennis court.

Leslie Prior #133 spoke in favour of the dog run.

Andrew Nicholas #191 disagreed with the positioning of the dog run.

Dana Burdenuk, Pine Meadows Manager, rose to speak at this juncture in the discussion. She read a statement from Don Vallery. In short, it said, Don is the owner of the property and is responsible for it. He does not see the benefit to the whole community for a dog run. There are good dog parks close by of which we can take advantage. He has considered our proposal and it is denied. He also went on to say he will always be happy to consider new activities and initiatives.

2. Chris Larson #29 rose to suggest new initiatives for the community to consider:

- New tables for the hall
- Repair or replace card tables
- A new updated photo book of residents
- A special photo album for residents as they leave Pine Meadows
- Membership cards for all paid members of PMHA that would reflect some benefits from businesses in the community ex: discounts from certain businesses.
- First aid and CPR training offered to all residents paid for by PMHA
- New bathroom for woodshop
- Repairs to shuffleboard court

Recognizing Volunteers

Linda Bell distributed certificates of thanks to the following people:

Jim Bailey Reservation and Kitchen Committee	Ken Busch Social Committee
Celia Barnett Reservation and Kitchen Committee	Ken Lindsay PMHA Board of Directors (Building Facilitator)
Joe Piercey MCRC	Doug Wansbrough PMHA Board of Directors (Treasurer)
Barry Wood Car Rally	Gabi Filce (Treasurer pro tempore)
Jackie Piercey Car Rally	Donna Chalmers Social Committee
Joe Piercey Car Rally	Ken Chalmers Social Committee
Judy Busch KK Coffee Coordinator	
Judy Busch Social Committee	

Cathy Keen #152 thanked Sandra Solomon #131 and Joyce Giddings#121 for their commitment to the Grass Roots Committee.

Proposed Board of New Directors for 2023 to 2024

President: Avon Giddings

Vice-President: Chris Rynberk

Treasurer: Chris Larsen

Building & Maintenance: Andy Keen

Linda Bell asked three times if there were any other nominations from the floor. None were made. She then asked for a motion that nominations be closed. It was so moved and seconded by Ted Muehlbacher #50. All in Favour. Carried.

Larry Pope # 122 made a motion to accept the slate of new Directors as proposed. Seconded Mike Stock # 192. All in favour. Carried.

Remaining Directors continuing their term of office.

Communications: Perry Adams

Secretary: Nancy Cook

Government Liaison: Heather Hocken

MCRC Representative: Michael Stock

Member at Large: Dave Favrin

Activities: Larry Pope

Past President: Linda J. Bell

Announcements from the Floor

-Heather Hocken #27 rose to encourage everyone to remember what a great community this is and to continue to enjoy our wonderful opportunity for friendship.

-Linda Bell thanked all those who helped with the logistics of today's meeting as follows: Hall Set up, Coffee and Tea preparation, Scrutineers, AV Set up, and Tim Bits

-Joe Piercey #97 thanked Linda Bell for her service as President of PMHA. As past president, he noted that this job is a big commitment but also a very rewarding one. Many thanks, Linda from the entire community.

-Avon Giddings #121 announced that today's board meeting will be at 1:30 (not 1 p.m.)

Motion to Adjourn: Larry Pope, Seconded Shon Sorensen. All in favour

Date of Next Annual Meeting: September 18, 2024

Linda Bell, President

Nancy Cook, Secretary

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Confirmed by the Members this 18th Day of September 2024

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Secretary