

**Sunshine Heights Owners and Residents Association, Sechelt, BC**  
**Annual General Meeting Minutes May 26th, 2020**

**Call to Order : 7:00 pm**

**Chair: Peter Borgmann**

**Confirmation Of Quorum: Confirmed 27 in virtual attendance (due to Covid 19) and 4 Proxy assignments**

**Agenda:** Add new business discussion regarding key access to docks for those not owning boats. Moved by D.King and 2nd by Tony Avila. Carried.

**Minutes from AGM Aril 16th, 2019:** Motion to adopt minutes as circulated: Lou Moniz, Seconded Paul Bokowski. Carried.

**Treasurers Report** - Balance at March 31st , 2020 \$81,560, Current Assets \$22,618, Fixed \$58,942. Net income \$7,669 Unaudited treasurer report was circulated earlier in full. Motion to Adopt: Betsy Neily Seconded Ed Beketa. Carried

**Appointment of Auditor:** Milynda Taylor Accounting Services . Motion to Remain Auditor, Moved Dave King, Seconded George Piper. Carried

**Confirmation of General Membership Dues:** Board recommends to keep at \$10.00 Motion to adopt Jackie Day. Seconded George Piper. Carried

**Reports:**

**President's report presented by Peter Borgmann**

SHORA's website ran into some glitches (partially our own doing) and not everything was being updated in a timely manner; we hired the designer to fix the problems and he is now preparing detailed maintenance instructions for us.

The floating breakwater in front of the marina is in need of significant repairs. The boards have deteriorated and the metal frame holding it together has rusted. The frame and boards need to be replaced as well as a few other smaller repairs such as some rollers. We've contracted MacKenzie Marine Services to do the work. The cost is estimated at \$18,000 dollars, and will require a barge to be parked in front of the marina for about a week. However due to the pandemic Mackenzie cannot do the work until they are cleared to work in close proximity on the barge. We're currently in a wait and see position for a repair date.

Motion by Henry Huff to Approve expenditure up to \$25,000 for the floating breakwater.  
2nd by George Piper , Majority Carried

SHORA's Gmail Account. We've moved a number of key SHORA documents onto Gmail's Cloud Storage(such as financial records, constitution and bylaws, foreshore lease, cloud based reminders for critical tasks such as submitting annual reports to the province, annual reports to the District, insurance renewal, etc.). This "central home" for key documentation should make it easier for new board members to find key documentation.

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DOS Budget Consultation. Last November, Paul, Lezlie and I met with the with Director of Financial Services, David Douglas, the Director of Planning and Development, Andrew Allen and the Director of Engineering and Operations, Darwyn Kutney to provide input on the District's budgets. We polled the membership in advance for any thoughts, and brought your replies forward at the meeting, We shared with you the details of the meeting in an email shortly after the meeting.

Our liability insurance as carried with Wawanesa expires today. Wawanesa indicated a year ago that they would no longer carry marina insurance and we needed a replacement provider. Our insurance broker Sechelt Insurance, (who has other small marina clients in the same situation) searched over the last year for a replacement and provided CanSure. Unfortunately, for the same \$2M coverage, there is a substantial fee increase from \$950 with Wawanesa to \$2650 with CanSure (almost 3 x as much). The bottom line is we need the insurance and without other options, the board agreed with to go with the new provider.

CPR Course. On a more positive note, SHORA sponsored a free CPR course for the membership at the at the Seaside Centre on March 7 (just before the Covid shutdowns). The instructor , a community paramedic provided this training free of charge as part of her job. The only cost to SHORA was \$35 for the facility rental. About a dozen SHORA members took advantage of the opportunity.

Wharfingers Report presented by Lou Moniz

Boat Owners. Participation in utilization of Slips at Dock is good, only a few are still available, close to being full.

Contract Clause #27. One clause was added to the contract to manage extenuating circumstances.  
27.) The Society may cancel this contract for reasons that the Board of Directors deems necessary and the Owner shall forthwith remove their vessel from the Society's premises or floats.

Kayak Winch. Some difficulties and repairs required due to users not safely using. Any owners storing kayaks on docks can have a one on one instruction to ensure proper use and to prevent new problems.

Storage Racks. There had been plans to build additional storage however some owners have pulled their kayaks back and there is sufficient supply at the moment.

Items on Dock Reminder to not leave personal items on the dock for an extended period of time for safety and security reasons.

Locks on Sheds. Issues around doors being left open, reminder to keep he sheds locked and secured.

Social Committee report presented by Ron LeClerc

Canada Day BBQ Due to Covid 19 this event will need to be cancelled. Will consider again perhaps for a Labour Day weekend event and it may need to be BYOB, BYOF and BYOC (own beverage, food and chair.

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SCAF report presented by Paul Bokowski

Organization meets 4 time a year with Council Representatives, of late using ZOOM to meet virtually. SHORA participation allows us to keep informed of issues with neighbouring associations and allows for SHORA input and considerations.

**New Business**

Security Cameras. Issues with regard to two boats sinking and one small fire prompted some discussion around whether security cameras should be installed. Motion by Jason Hertz to further investigate options including cost of purchases, storage of data and privacy issues. 2nd by Dave King, Motion Carried

By Law Amendments;

Special Resolution #1- current bylaws are not accurate in how the borders for association are defined. Specific section at north end of Fairway Ave were previously approved in Board meeting and has been adhered to since then. Some discussion regarding homeownership in the Woodlands area and although it is included in boundary some felt it should not be. Technicality of the resolution requires for this to be Tabled and discussed at an extraordinary meeting.

Special Resolution #2- Issue around insurance and non resident boat owners not being members has been resolved and resolution has been withdrawn.

Special Resolution #3 - Part 6 Proceedings of Directors allowing for business that cannot wait until next board meeting to be discussed and approved using email. WHO MOVED? 2nd? Motion Carried

Special Resolution #4 - Directors Indemnification - Resolution would require SHORA to indemnify director from liability for errors made while acting reasonably and in good faith . Technicality of the resolution requires for this to be Tabled and discussed at an extraordinary meeting.

Access to Dock. Request made for members who do not own boats with Slips assigned at the dock to have keys for access to the dock. A number of issues presented on both sides including exclusion of many members of association and several with significant support in the original development of the marina versus issues around security and safety. Request to review issue and bring back recommendations at the next Extraordinary meeting, to be held before the end of July 2020

**Opening of Nominations**

1 of the current directors leaving. Peter, Ron, Lou, Michelle and Lezlie are staying. Peter asked for nominations from the floor

Asked three times. No more nominations from the floor , for which the nominees consented to stand for election. Motion to elect the SHORA board for the 2020-2021 season - Dave King, 2nd by Betsy Neily. Carried

**Meeting adjourned 9:39 pm**