

**SUNSHINE HEIGHTS OWNERS & RESIDENTS ASSOCIATION**  
**August 9th, 2022 HELD VIRTUALLY BY ZOOM**

**Board Members Roll Call** (quorum = majority of Board = 3/5 Board members)

<b>Board Members Present:</b> (Quorum = majority of Board members))	Present	Regrets	
Peter Borgmann (President)	Yes		
Lou Moniz (Wharfinger)	Yes		
Lezlie Smith (Secretary/Treasurer)	Yes		
Michelle Bruecker (Vice President)	Yes		
Jim Richards (Member-at -Large)	Yes		
Heather Ferguson (Membership Coordinator)	Yes		

**1 Call Meeting to Order: 7:04**

**1.1. Adopt Agenda** Motion-Lezlie Smith, Seconded:- Lou Moniz All in favour

**1.2. Adopt Draft Minutes** of May 24th, 2022 Motion - Jim Richards Seconded - Heather Ferguson , All in favour

**1.3. Action Items & Business Arising from Minutes of June 21st, 2022**

Lou to follow up on prospects for new boat member - nothing pending.

**2. Executive Business Reports**

**2.1. President's Report– Peter Borgmann -**

**2.1.1** SHORA's logo contest was a great success with several excellent entries. Thanks to Jim Richards, Evertt Ho, Bartek Nowakowski, and Morgan & Sydney Downie for their submissions. Morgan & Sydney's submission was selected. The prize was a \$100 donation to the charity of their choice, and they chose Homeless Pets Canada. The logo is now on the webpage.

**2.1.2.** There is no word on when Mackenzie Sea Services will perform the maintenance work on the marina that had been contracted earlier. Recent experience with MSS has been that everything takes a very long time, but eventually it gets done. The delays are likely related to staffing shortages. I'm not aware of another organization that would this work, let alone do it faster or at equal cost.

**2.1.3** On a similar theme, at a request of some members and the agreement of the board, a request for a quote to install 4 wheel bumpers on the corners of the floating breakwater was submitted to Mackenzie Sea Services on July 23. No reply yet.

**2.1.4** I completed a minor repair to the base of the kayak launch hoist by replacing lag bolts that had pulled out with through-bolts with nuts and washers.

**2.1.5** Thanks to Dave King for taking the initiative to replace the badly leaking faucet at the marina.

Move to accept: Heather, Seconded Jim All Approved

## 2.2. **Treasurer's Report** – Lezlie Smith-

### 2.2.1 **Current Financial Status**

Chequing: \$25,485 of July 31st 2022, Long Term Redeemable is at \$5,133.39, Insurance of \$3,794 has been paid, moorage lease of \$3,116 and all of the BBQ party invoices - almost \$600.00 Misc dock repair expenses on current credit card not yet processed (waiting for billing)

Reports have all been submitted to MTaylor Accounting Services for March 31st year end, will follow up middle of August

### 2.2.2. **Budget / Forecast planning:**

Year to date revenues are \$27,311.00 this year vs \$18,809 for full 2021-2022 year so a good increase (45% ) Net income year to date is \$18,430 - dock repairs and maintenance expenses still to be processed. Banking reconciliations completed and balanced, attached.

MacKenzie Quote for repairs and maintenance is \$12,945.80. Preliminary budget comparison also attached to show impact on bottom line for the year. Possible net income of \$2,558 before depreciation. Funds are sufficient for any extraordinary expenses that might put us at a net loss.

Year to date Profit Loss attached and compared to full 2022 year.

### 2.2.3 **New Action Items**

Prepared preliminary 5 year forecas based on current rates and possible \$111,125 floating breakwater replacements. Attached worksheet.

Move to accept: Jim, Seconded Lou

## 2.3. **Wharfinger's Report** – Lou Moniz -

Discussed need for more kayak space based on current demand and inquiries..Dock and land storage both full. Two requests for space for 24' boats, can't be accommodated.. Discussion around the length of boats quoted and paid for and actual length taken up due to Biminis and motors when pulled up out of water.

**Action Item-** Meeting scheduled for Thursday to measure boats and review treatments for rusting walkways.

Move to accept report - Jim Seconded Heather

## 3. **New Business**

### 3.1. **SCAF Update** - Michelle

Discussions mostly still around zoning bylaw. Concerns expressed by Davis Bay community around the Havies residential development, no community discussion prior and significant concerns with # of units planned.

### 3.2 **Emergency Preparedness Update-** Michelle

SCRD has plan and would activate services for region in case of emergency.

**ACTION** - Michelle to let them know they could possibly attract volunteers from our association

3.3 **Storage of Canoes/Kayaks not being used-** Some discussion around how to handle storage of unused boats in light of increasing demand. New storage racks may be needed on land.

### 3.4 **SHORA BBQ review:**

Very successful in so many ways, preparation, clean up, entertainment, name tags, welcome "Desk" greeters, decorations, great community fun and strong team of volunteers. 135 people estimated attended. Need to save food for entertainers or feed beforehand. Did not plan enough food for number attending. Remind people to bring their own chairs. Expenses within budget estimate.

### 3.5 **Minor repairs / maintenance needed at Marina**

Some wooden pilings need repair above the water line - do with epoxy or wood Spot prime or paint with galvanized paint the steel decking where needed discussed options for application and products, to be tested - to check Thursday Some plastic coated floats under the metal docks are deteriorating (mainly sunlight damage) - see what above water repair options are available

**ACTION ITEM:** Organize building / maintenance work party for Sept.

## 4. **End of Meeting Administration**

4.1 Next meeting is - Sept 27th 2022 7 pm

4.2 Meeting Adjournment 8:17 pm