

SUNSHINE HEIGHTS OWNERS & RESIDENTS ASSOCIATION
September 14th, 2021 HELD VIRTUALLY BY ZOOM

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

Board Members Present: (Quorum = majority of Board members))	Present	Regrets	
Peter Borgmann (President)	Yes		
Ron Leclerc (Member-at-Large)	Yes		
Lou Moniz (Wharfinger)	Yes		
Lezlie Smith (Secretary/Treasurer)	Yes		
Michelle Bruecker (Member-at-Large)	Yes		

1 Call Meeting to Order: 7:00

1.1. Adopt Agenda Motion- Michelle Bruecker Seconded - Lou Moniz

1.2. Adopt Draft Minutes of July 20th 2021 Motion - Lou Moniz Seconded - Ron Leclerc

1.3. Action Items & Business Arising from Minutes of June 26th 2021

1.3.1 Small repair projects to be completed as time permits.

1.3.2 Work party assisted with roof repair, a second one will be required for hose hangers, postponed for now until spring

1.3.3 Adjust depreciation and capitalization of major repairs WIP with accountant- meeting scheduled with accountant on Friday Sept 17th

1.3.4 SW corner support post needs the 4X4 bracing replaced. Sink area needs maintenance as will the dock for the kayak storage. May need to get it replaced.

2. Executive Business Reports

2.1. President's Report– Peter Borgmann -

2.1.1 Last spring racoons made an entrance to the roof of the SHORA shed next to the stairs. That side of the shed has now been repaired with a new roof (the cedar shakes needed replacing anyway). The work was done in late August by volunteers Dave Williams, Stu Maxwell, Dave King, Guy Haeber and Peter Borgmann. Ed Beketa donated some of the roofing materials. Total repair cost was under \$300. The membership was advised, and multiple members emailed their appreciation.

2.1.2 At the last Board meeting it was reported that, at SHORA's request, that Makenzie Sea Services provided an estimate to assess the life expectancy and replacement/repair costs for all the marina assets so that SHORA may better project large capital expenditures into the future. The estimated cost for the assessment was \$6720.00. Due to the estimated cost for the assessment it was agreed to consult the membership on whether to proceed. The information was sent to the membership and there were five replies – four in favour of proceeding, and one opposed to proceeding. The Board members were also in favour of proceeding, and

accordingly Mackenzie Sea Services was sent an authorization to proceed. Mackenzie replied that it can probably get the work done before the end of October.

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

2.2.1. **Current Financial Status:** Chequing: \$14,728.49 at end of August 31st.. Long Term Redeemable is \$5,112.94, due March 2022, Expectation is for additional expenditures so funds will stay in chequing for now.

2.2.2 **Budget / Forecast planning:** Year to date revenues are \$18,170 this year, last year same time was \$13,595 so still a good increase of about 30%. We have had decreases in the storage fes by quite a bit - about \$400 les but because moorage fees increased we are up in revenues overall. Banking reconciliation completed.

2.2.3. **New Action Items:** Final reports have been forwarded to M.Taylor Accounting Services. Still waiting for final year end reports and have meeting set up for Friday Sept 17 to complete. The application for credit card will be started once we have final reports from accountant.

We have one new member, and have the address and phone number but no email yet. They are not permanent residents yet but home is on Gale Ave North

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

2.3.1 Lawns and blackberry bushes mowing and trimming completed by Ron . Space for only one 12' boat. Issue with turn buckle at kayak rack on docks has been fixed..

2.3.2 Broken lock will be \$200 to fix, it is an old lock and is getting harder to keep operating - the option of being in locked position to remove key is still preferred. Some hiccups with outsider boats docked at SHORA marina.

2.3.3 Discussed upcoming issues repairs or replacements to the with dock for kayak storage - may be a significant expense.

2.3.4 No further information on the unknown collection of docks just north of Poise Island, - not secured properly and probably won't last the winter storms.

2.4 **SCAF meeting update** - Michelle Bruecker

2.4.1 Updates from the other associations as per SCAF meeting in June detailed below. The next SCAF meeting will be on September 21st:

- Davis Bay-Selma Park-Wilson Creek - Sybil Young; house sales active, redevelopment of Bella Beach and Blue Sky properties progressing, Porch is new 125 seat restaurant, 3 other lots sold including Mosaic Market, 1 medical marijuana store opening on upper Field Rd., 2nd store closer to HWY 101 use not known at this time.

- East Porpoise Bay - Adam Shepherd (Marguerite Millar) report by Adam; monthly mtg. today; speeding on Sechelt Inlet Rd. continues,

speed display board may be positioned in the fall, internal website problems, bylaw enforcement to be notified re: property with collection of non-functional vehicles, derelict boats enforcement problematic due to multiple levels of government authorities, possible note to council if BC Ferries restarts trial period, trying to develop working relationship with Sechelt Indian Band but EPBA not high on their list of priorities.

- Tillicum Bay - Lynne Forrest Directors mtg. Sunday June 13, Decision on dates and places for next general mtg. July 17 and AGM Sept. 4, both to be in person with Covid protocols, letter sent via email June 14 to Sunshine Coast Community Forest (SCCF) re: 5yr. Operations Plan cut blocks for review in our area.

SCAF article to Coast Reporter - update from Gail to be distributed via email. SCAF members will provide comments. Hope is for a final draft ready for discussion and approval during next mtg. Sept. 21.

3. **New Business**

3.1. **Long Range Planning**

3.1.1 Meeting to be held with DOS for their upcoming budgets around first week of October by zoom. Requests for membership input will be requested for discussion at this meeting.

3.1.2 Dedicated water supply for SHORA to be discussed with the District so that SHORA does not need to rely on local resident for water supply. It is necessary for cleaning of boats and with Water metering coming on line for the District it is best SHORA secure own water supply.

3.1.3 Some anti-mask / anti-Vax information has been posted on nearby bulletin boards and discussed whether these should be removed or allowed as freedom of information. Board does not want members to mistake these as being supported by SHORA.

4. **End of Meeting Administration**

4.1 Next Board Meeting Date October 12th 2021 7 pm,

4.2 Meeting Adjournment 7:39 pm