

SUNSHINE HEIGHTS OWNERS & RESIDENTS ASSOCIATION
March 8th , 2022 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)		No	
Lou Moniz (Wharfinger)	Yes		
Lezlie Smith (Secretary/Treasurer)	Yes		
Michelle Bruecker (Member-at-Large)		No	

1 Call Meeting to Order: 7:01

1.1. Adopt Agenda Motion- Peter Borgmann Seconded - Lou Moniz

1.2. Adopt Draft Minutes of October 12, 2021 Motion - Peter Borgmann Seconded - Lou Moniz

1.3. Action Items & Business Arising from Minutes of February 1st, 2021

1.3.1 Small repair projects to be completed as time permits.

1.3.2 Electronic contracts with mail merge to streamline processing of contracts. Done

1.3.3 Water Source options in light of possible water metre installations Done: Update in new business.

2. Executive Business Reports

2.1. President's Report– Peter Borgmann - No Report

2.2. Treasurer's Report – Lezlie Smith

2.2.1. Current Financial Status: Chequing: \$6,366.94 as of Feb 28th Long Term Redeemable is at \$5,112.94, so funds available are almost \$11.500. Very little outstanding expenses due - will set up donations for year end as well as Depreciation

2.2.2 Budget / Forecast planning:

Year to date revenues are \$18,704 this year vs \$14,598 for full 2020-2021 year so still a good increase (25% plus) Banking reconciliations completed. Net income so far for this year is \$4,635.89 vs loss of \$-19,723.54 same period last year. Insurance is up significantly \$3300 vs \$2650 last year and an invoice for the moorage lease has been paid, same amount as last year. Depreciation of \$3,500 will be set up which affects the balance sheet but not the cash flow.

2.2.3. New Action Items:

.Moved that donations of \$100 each for Food Bank and Coast Guard be approved - All in favour. Moved that the Long Term Deposit renew on its Maturity date of March 20th. All in favour.

ACTION Lezlie to review hypothetical loan options and arrangement with Sunshine Coast Credit Union should it be needed in the future.

Contracts need to be issued for members using storage for kayaks and canoes. Membership fees also need to be paid in April Discussed creating a new poster to be used at Community mail box boards to inform local residents on SHORA and benefits of membership

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

2.3.1 Contracts issued for boat owners. There are 3 people waiting - 2 sailboats and an 18' foot boat. Most current boat members are renewing, need to move a few around. The expectation is that we will be full with only very small boats able to be newly accommodated.

A sign is likely needed either at the entrance gate or at the parking area indicating hours that the gate is locked.

2.4 **SCAF meeting update** - Michelle Bruecker

No report- , meeting was held between SCAF and DOS regarding short term rentals on Feb 22nd

3. **New Business**

3.1. **Long Range Planning**

3.1.1 **WATER SOURCE** Dedicated water supply is recommended in light of water metres being installed at some point. SHORA currently utilizes a members water supply and can't be continued in long term if the owner moves or if water metres are installed..

Discussion with District and SCR D indicated the water line would have to cross the road at Poise Island and Harbour Way. Rough estimate was \$10,000 for connection at that point with Water metre but didn't include all that is required for full service through to the marina. The expectation is that Water metres will be installed within the next 3 years but if they are SHORA will either have to go for a direct connection, eliminate water access for washing boats/motors or identify a new water source.

4. **End of Meeting Administration**

4.1 Next Board Meeting to discuss AGM Date March 15th 2022 7 pm

4.2 Meeting Adjournment 7:53 pm