

Buccaneer Bay Holdings Ltd.
Annual General Meeting
Thursday, May 30, 2019 7:30 pm

Minutes

1 Call to order

Gord Exel called the meeting to order at 7:35 pm

2 Notice and Quorum

John Simson declared that proper notice had been given to the shareholders and that a quorum was present represented by 17 votes by shareholders in attendance and 11 votes by proxy, for a total of 28.

3 Introduction of Board of Directors

In attendance:

Andrea McLennan

Alexa McClaren

Cam McLennan

Elizabeth Gladden

Gordon Exel

Jim Henderson

Kirsten Deasey

and John Simson, Treasurer

4 Minutes of 2018 AGM

Motion: To receive and approve the minutes of the BBH Annual General Meeting May 23, 2018
Moved by Bunny Hailey, seconded by Peter McLennan. Carried.

5 President's Report

Presented by Gord Exel, as follows:

- Website Storage of Forms: Key forms will be stored on the Buccaneer website including the Building, Renovation, Septic Approval Forms, Tree Removal Request Forms, & Cabin Rental forms. Several members reported issues accessing the forms on the website, which may be due to browser issues. The Board reminded shareholders that this is a new process that will require on-going problem-solving and support. The goal is to provide shareholders with up to date information about building requirements. Board minutes and approvals will also be archived.
- Application for Demolition, Building and Alterations Form: This form outlines what the Board considers when granting approvals to build. Shareholders must complete the form and receive written consent from the directors before construction is initiated. This form can be accessed in the shareholder's section of www.buccaneerbay.ca (password: waterbay2017) or from the Board. The Board is in discussion about whether shareholders should be required to provide SCRD permits and documentation to the Board. The president asked if there was general consensus for the

board taking on this role. No objections were noted. The Board reminded everyone that shareholders are responsible for receiving the required permits. There is also an Application for Tree Removal form that can be accessed in the same location that must be filled out and submitted when wanting to remove trees.

- **Buccaneer Bay Rules and Regulations (Code of Conduct):** The Code of Conduct has been updated, now including the website address and password. Shareholders are encouraged to post on their fridges and make family, renters and guests aware of the Rules.
- **Vehicle Speed:** Signage has been posted to reduce speed of vehicles.
- **Vehicle Access:** There has been increased activity of vehicles on the road west of the Berto cabin. Shareholders were informed that the Board has passed the following motion: To approve a summer restriction of vehicles accessing the road west of the Berto cabin with the exception of people accessing their cabins located west of that road. Special exceptions will be made with board approvals.
- **Distribution of Minutes:** A draft of the AGM minutes will be distributed electronically in June.
- **Rat problem:** The rat population has been reduced but continued vigilance is important in managing garbage and edibles.
- **Water lease:** The company is still waiting for approval. This may take a long time.
- **Dock:** Fred Sverre has checked the pilings of the docks. The pilings are experiencing some rot, but the rot is not extensive and the issue can be addressed by treating portions of the piles and adding caps to the top of pilings. Large boats should not be left on the docks for extended periods, as they may cause undue stress on the pilings.
- **Fishing Regulations:** Shareholders are reminded to respect the fishing regulations.
- **Dog Behaviour:** No formal written complaints regarding dogs were received by the Board last year. However, dog issues continue to be raised. Some shareholders appear to be responsive to the complaints raised. Shareholders were encouraged to be responsible dog owners.
- **Financial Statement Review Committee:** Bruce Cowie, Bunny Hailey and Cam McLennan were thanked for their work. Rod Ryan was thanked for his many years on the Committee.
- **Retiring Directors:** Alexa McClaren & Elizabeth Gladden were thanked for their contributions.
- John Simson was recognized for his commitment.

6 **Review of the Financial Statements for the year ended Feb. 28, 2019**

John Simson reviewed and summarized the financial statements for the year ending Feb. 28, 2019. We now have an account at Scotia McLeod. Payables are high due to insurance refunds owing to shareholders and three year's accrual for water lease rental fees. Costs include ongoing legal costs. John will investigate whether we can use email for the company's official filing.

Motion: To receive and approve the financial statements for the year ended February 28, 2019.

Moved by Bruce Cowie, seconded by Geordie Henderson. Carried.

7 **Budgeted Statement of Expenses for the year ended February 29, 2020**

Motion: That the Budgeted Statement of Expenses and

Recovery from the shareholders for the year-end February 29, 2020 be approved as presented.

Moved by Fred Sverre, seconded by Bruce Cowie. Carried.

8 **Budgeted Income Statement for the year ended February 29, 2020**

Motion: That the Budgeted Income Statement for the Year End February 29, 2020 be approved as presented.

Moved by Peter McLennan, seconded by Barry Shankel. Carried.

9 **Waive the appointment of auditors and appoint the Financial Review Committee**

Motion: To waive the appointment of auditors and appoint the Financial Statement Review Committee, with proposed members being Bruce Cowie, Bunny Hailey and Cam McLennan for the year ending February 29, 2020 with the directors having the right to appoint alternates if need be.

Moved by Judy Finch, seconded by Maureen Ryan. Carried.

10 **Reports and Announcements**

Sports Day

McClaren and Carlson/Nagle families reported. Shareholders were encouraged to get their t-shirt orders in. The theme for Sports Day this year is Circus. There will not be a team event, and there will be a talent show. There will be a DJ instead of a band.

11 **Directors for the ensuing year**

The Board of Directors proposed the following names in nomination:

For a fourth one-year term:

Gordon Exel
Andrea McLennan

For a third one-year term:

Kirsten Deasey
Jim Henderson
Cam McLennan

For a first one-year term:

Sarah Macdonald
Leif Sverre

Gord Exel asked shareholders three times for further nominations. None were received.

Motion: To accept the nominees for a one-year term as Directors
Moved by Bunny Hailey, seconded by Maureen Ryan. Carried.

12 **New Business**

- Archaeology – Jim Henderson provided update. New legislation introduced March 6 to update the Heritage Conservation Act; not in force yet but expect it will be within a few months; expect legal requirement to report discovery of any significant items found by anyone; will let shareholders know as changes happen
- Clean up barge – Bunny Hailey updated – Date is set for Saturday August 10 at 4pm; Electronic waste included this year; look for info sent out a few weeks prior for what is allowed/not allowed
- Tubing/skiing out from beach - Bruce Cowie questioned the requirement not to tow off the beach as set out in the Rules and Regulations; what's the problem with going slow?; discussion ended with a general consensus that towing off the beach is still not safe and should keep rules as is. Who enforces? Shareholders and directors remind people when they see it.
- Ski Raft - Should we look at a new ski raft? No because it's a liability.
- Vehicle insurance - John Simson thanked shareholders for getting insurance in
- Gord thanked Directors and John Simson for all the extra work this year, and asked Shareholders to bear with us while we move online; feedback is important and please provide it to the Board.

13 **Shareholder resolution to approve acts of the Directors**

Motion: That the shareholders approve all acts and resolutions of the Directors over the past year.

Moved by Christine Hill, seconded by Deb Berto. Carried.

14 **Adjournment**

Motion: To adjourn the meeting.

Moved by Geordie Henderson, seconded by Peter Duyker

Meeting adjourned at 8:37pm

DRAFT