

## BUCCANEER BAY HOLDINGS LTD.

Annual General Meeting  
Tuesday, May 28, 2013

Minutes of the meeting.

### 1. Called to order:

Greg Emry, President, called the meeting to order at 7:37pm on Tuesday, May 28<sup>th</sup>, 2013 at the Delbrook Recreation Centre. He declared that proper notice had been given to the shareholders and that a quorum was present.

37 people in attendance

21 votes represented by shareholders in attendance

12 votes represented by proxies

16 votes required for quorum

### Board Members Present:

Greg Emry

Kim Davidson

Andy Jones

Jane McMahon

Roz Mullen

Peter Hill

John Simson - Treasurer

### Business:

#### 1. Approval of the 2012 AGM Minutes

Motion to receive and approve the minutes of the BBH Annual General Meeting held Wednesday May 30, 2012 by Bunny Hailey, seconded Bruce Cowie. Motion Carried

#### 2. Reading of the President's report

(1.) Greg Emry reports the Regional District conservation officer found indications of coyotes last Fall. There have been recent coyote sightings on the Island.

(1a.) Greg Emry reports the Board recommends finding a new location for the burn pile away from the wetland and that the recent ticket issued by the conservation officers is paid without dispute. There is to be no more burning of manmade material at the burn pile site. This includes construction material. All material must be removed from the Island. The Board will look for an alternative burn pile site away from wetland. The Board will investigate alternative burning methods – like a beehive incinerator or the potential for a bin for garbage collection and a storage site of the material until removal.

Shareholder asks for the ticket details. John Simson summarized the events leading to the ticket being issued. The ticket was for burning the pile. There is concerned about the toxicity of the material.

Shareholder asks why we have to move the burn pile. Roz Mullen states that it because of the proximity to the wetland.

Bunny Hailey will provide the Regional District recycle list via email thru John Simson.

#### 3. Removal and Burning Scotch Broom (INVASIVE SPECIES)

Greg Emry reports that it was recommended by the Sunshine Coast Regional District (SCRD) to remove

the invasive plant – Scotch Broom from the Island. It is best to remove the plant when blooming and burn in October. There is concern regarding the fire hazard when piling the dead dry broom (from the time of cutting in late spring to the time of burning in October). The Board will investigate further options for safe removal and burning of natural material and report back to the Shareholders.

4. Review of Financial Statements For The Year Ended February 28, 2013

John Simson reviewed and summarized the BBH financial statements for the year ending February 28, 2013 with a financial review committee of Rod Ryan, Bruce Carmichael and Bruce Cowie.

Discussions regarding Financial Statements

Norm Ellis offered to investigate the lack of runoff rain water entering the Caretaker's water tank. Shareholder asks about the process for expenditures without the approval of the shareholders. He recommended the Board be given authority to spend for provisions. Shareholder mentions the emergency spending clause in the articles.

Motion to receive and approve Financial Statements for the year ending February 28, 2013 made by Bruce Cowie. Seconded by Peter Duyker. Motion Carried.

5. Budgeted Statement of Shareholders' Expenses and Recoveries for the Year Ended February 28, 2013

Motion to receive and approve Budgeted Statement of Shareholders' Expenses and Recoveries for the Year Ended February 28, 2013 made by Peter Duyker and second by Rob Nicholson. Motion Carried.

6. Budgeted Income Statement for the Year Ended February 28, 2013

Motion to receive and approve Budgeted Income Statement for The Year Ended February 28, 2013 by Geordie Henderson. Seconded by Bruce Cowie. Motion Carried.

7. Waive the Appointment of Auditors and Appoint the Financial Review Committee

Motion to waive the appointment of auditors and appoint the financial review committee, with proposed members being Bruce Cowie, Bruce Carmichael and Rod Ryan for the year ending February 28, 2013 with the directors having the right to appoint alternates if need be made by Peter Duyker . Seconded by Bunny Hailey. Motion carried.

8. Reports and Announcements

Barge Clean-up

Bunny Hailey reports the Barges clean-up is Saturday July 20<sup>th</sup> at 3pm. Bunny Hailey will drop-off a list of allowable barge items to each cabin. Glass and recyclables accepted this year. Propane tanks are allowed with valves on the tank. No paint is allowed but can be taken to the Regional District landfill site. The Regional District landfill will not take batteries. Vehicles are accepted at the barge but the owner must be present at the barge with the vehicle and \$300. Please email Bunny if you require vehicle removal.

Shellfish Closure

Shellfish harvest closure in effect.

Land Use Bylaw

John Simson reports the Land Use Contract remains in effect. The number of allowable jeep sheds square footage was increased from 1300 to 5400 sq ft (the existing used footage) and BBH was granted ability to expand the moorage between Water Bay and Wolfe Point by the Island Trust. Big thanks as always to John Simson and Bunny Hailey.

## Sports Day

Cam McLennan and Andy Jones report the music themed sports day will take place during the August long weekend. Website soon to be available.

### 9. Directors for the ensuing year

Greg Emry reports the Board of Directors is proposing the following names in nomination:

For a third one year term:

Jane McMahon (Bowyer-Smyth)

For a second one year term:

Bill Davidson

Peter Hill

For a first one year term:

Arnold Bennett

Alfred Hailey

Alan Nichol

RJ Parry

Greg Emry asked three times if there any other nominations. No other nominations were brought forward.

Motion: to accept the nominees for a one year term as Directors presented by Judy Finch, seconded Peter Duyker. Motion carried.

### 10. First Aid Kit

Barb Leigh has assessed the existing communal first aid kit which is situated at the location of the old phone booth. It was found that the medications had expired. Barb asked the Shareholders for a rationale and suggested content for the first aid kit. Barry Shankle put the kit together as a standard kit and suggested having a company maintain the kit. Epinephrine autoinjector pens expire yearly and cost \$100. Shareholders discuss concerns regarding medications expiring, critical medications, liability, safety, air horn warning, maintenance and general awareness of first aid. It was advised that Shareholders be responsible for their own care. It is recommended that one Board Member be responsible for the First Aid Kit.

Motion to have Kelly Noel (paramedic) and Barb Leigh (nurse) recommend the content of the first Aid kit to the Board and a board member be responsible for maintaining the kit annually. Authorization is given for the Board to purchase the kit items this year by Norm Ellis, Seconded by Peter McLennan. Motion Carried.

### 11. Purchase of Automated External Defibrillator (AED)

Shareholder recommends two AED be purchased for the Island, easy to use at a cost of \$1,600 each unit. Shareholder asked about the requirements of unit maintenance. Barb Leigh says there is little maintenance – battery maintained and electrical pads replaced. Greg Emry asks John Simson if funds are available. John Simson says funds are available. Shareholder requests that three units be purchase. Barb says they should be in close proximity to all cabins. The Board is to determine a location and purchase the units under the guidance of Kelly Noel.

Motion to acquire 2 AED units one at the caretakers and one at the main beach by Bunny Hailey. Second by Fred Sverre. Motioned Carried.

## 12. Caretaker Cabin Renovations

Fraser Exel's "Renovation Quote for Caretaker Cabin" was distributed to the Shareholders for review.

The Board recommendations approval of an expenditure of up to \$100,000 to renovate the Caretakers' Cabin and the work will be carried out during the summers of 2013 and 2014 and approved the recommendation to waiving the equipment usage time restriction that exist today and the Board will report the status of the work Oct. 2013 2014 respectively.

Greg Emry outlines the renovations and recommends the work based on the fact that the cabin and caretakers are valuable assets to the Shareholders. Fraser Exel is available to do the work the summers of 2013 and 2014.

Concern was expressed regarding the construction noise during the summer months. It was stated that the Shareholders as a group should not be excused from the rules. It was asked what the drawback is to doing the work in September 2013. John Simson stated that the Board waited until the AGM for approval. Fraser Exel is booked for three years except for the summers. John Simson has advance questioned Water Bay residence and almost all residents are in support the construction in the summer. Fraser Exel respects the place, does a good job, and will do what he can to reduce the noise.

Shareholder suggests considering other contractors. John Simson says Fraser is competitive and less expensive due to transportation.

Shareholder asks where the caretakers will live during the construction. Greg Emry stated the Caretakers will either move to their children's house for the summers or the Board will look for a reasonable rental place on the Island.

Shareholder asked if Fraser is to work in July and August will he work regular hours. Greg Emry states that Fraser is respectful of the neighbours and their concerns with noise. The cutting will be inside the cabin. His generator is quiet.

Shareholder asked where material waste material will be going. Board Member responds to say there would be very little removal.

Shareholder requested explanation of the exterior work proposed by Fraser on a Pan-Abode Log Home. Board Member responds to say that this is necessary to plug holes and improve the R factor for warmth in the winter months. Greg Emry states that the decision is to remodel rather than rebuild for cost reasons.

Shareholder asks for clarity of the work day. Shareholder states that Frasers standard work day is from 9am to 5 to 7pm depending on the circumstance 7 days a week with breaks for tea and lunch.

The Board will discuss the noise concern with Fraser and request reducing the noise where possible.

The Board will ask Fraser if it is possible to arrange his construction schedule so the summer construction is split between the main beach and Water Bay.

Motion to approve the expenditure of up to \$100,000 surrounding the Caretakers Cabin and the work will be carried out during the summers of 2013 and 2014 with considerations of trying to share the workload across the beach and waive the equipment usage time restrictions and the Board will report the status to the Shareholders in Oct. 2013 2014 respectively by Pam Manson. Seconded by Peter Duyker. Motioned carried.

## 13. New Business

### Beach Areas

Shareholder voiced concerns about the designation of beach areas and how it alienates other people using the beach. Shareholders agreed that the beach is a communal area and no further structures are to be constructed at the beach.

### Communications

John Simson asks for Shareholders to inform him when emails and mailing addresses change and if anyone would like to be on the BBH email list to send him their email address.

### Insurance

John Simson reports house insurance should be at replacement cost. Insurance last year was 0.61 cents. Initially this year it was assessed at 0.70 cents currently it is down to 0.58 cents. Replacement costs will have to account for the extra costs of removing the debris off the island.

John Simson asks Shareholders to insure their jeeps and send him their policies.

### Build Approval

Provide time for building approval. When sending building approvals send the information or plan being approved with the approval. John Simson asks that the signature of the immediate neighbors be on the plan itself rather than in a separate E-Mail.

John Simson apologizes for the removal of trees without neighbour approval at the Caretakers site.

### Outhouse at Water Bay and at Beach

Water Bay Shareholder requested outhouse. Other Shareholder does not agree to the outhouses. It was agreed that an outhouse should not be constructed as it could be problematic and encourage boaters to come ashore.

## 14. Adjournment

Motion to adjourn the meeting made by Bunny Hailey. Seconded by Peter Duyker. Motion carried. Meeting was adjourned at 9:53pm.