

# BUCCANEER BAY HOLDINGS LTD.

Annual General Meeting  
Wednesday, May 30, 2012

## 1. Called to order:

Judy Finch, President, called the meeting to order at 7:35pm on Wednesday, May 30<sup>th</sup>, 2012 at the Delbrook Recreation Centre. She declared that proper notice had been given to the shareholders and that a quorum was present.

35 people in attendance

17 votes represented by shareholders in attendance

8 votes represented by proxies

16 votes required for quorum

## Board Members Present:

Judy Finch

Mike Bernard

Kim Davidson

Greg Emry

Andy Jones

Jane McMahon

Roz Mullen

John Simson - Treasurer

## Business:

### 1. Approval of the 2011 AGM Minutes

Amendments:

1) Change Gordon Davidson to Bill Davidson as one of founding fathers.

2) **10(c) Any accessory building 10 square metres or less (107.6 square feet) outside dimension does not require a building permit.** However, it is included in the 350 square footage calculation for outbuildings. The information given at the 2011 AGM was correct and this amendment should not have been made as under the Land Use Contract an accessory building under 10 square metres that is used for accommodation (no cooking) does not require a building permit but does require Board approval. Confirmed January 3, 2013 with SCRD.

Motion to receive and approve the minutes of the BBH Annual General Meeting held May 31, 2011 with 2 amendments made by Bunny Hailey. Seconded by Murray Mather. Motion carried.

### 2. Review of President's Report

Clean up barge: If items are in bags, they must be clear. No recyclables. We have a good reputation to date, so let's keep abiding by the guidelines. Thank you to people who have helped in previous years. For those planning on attending the 2012 barge loading, please wear proper attire.

Financial review committee: Pam Farish asked whether a younger member be added in case an older

member needs to withdraw. John Simson reported that the current committee is content to do it for now, however, the directors have authority to appoint a substitute if necessary.

### 3. Review of Financial Statements for 2012

John Simson summarized the BBH financial statements for the year ending February 29, 2012.

John thanked the Financial Review Committee of Rod Ryan, Bruce Carmichael and Bruce Cowie.

Motion to receive and approve the financial statements for the Company for the year ending February 29, 2012 made by Barry Shankel. Seconded by Geordie Henderson. Motion carried.

### 4. Budgeted Statement of Expenses and Recoveries for 2012-2013

Presented by John Simson. While the demand does not exceed available spots for berths on Water Bay dock, there is no need to expand.

Motion to approve the Budgeted Statement of Expenses and Recovery from the shareholders for the year ending February 28, 2013 as presented, made by Fred Sverre. Seconded by Bunny Hailey. Motion carried.

### 5. Budgeted Income Statement for 2012-2013

Presented by John Simson. Susan Bernard asked if number of mail-outs can be reduced to only shareholders or one per household. Legally John Simson unsure. Peter Bernard responded that for legal reasons; spend extra unless a shareholder explicitly requests to be removed.

Motion to approve the Budgeted Income Statement for the year ending February 28, 2013 presented made by Barry Shankel. Seconded by Fred Sverre. Motion carried.

### 6. Waive the appointment of auditors and appoint the Financial Review Committee

Motion to waive the appointment of auditors and re-appoint a 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 Jane McDonald. Seconded by Bunny Hailey. Motion carried.

### 7. Reports & Announcements

- Barge clean up notice to be distributed. Ask for assistance.
- Sport Day report: Peter Hill – t-shirts, encourage pre-order, orange or blue; integrate water backpack testing into land event.

### 8. Directors for the ensuing year

The Board of Directors is proposing the following names in nomination:

For a third one year term:

Greg Emry

Roz Mullen (Henderson)

For a second one year term:

Andy Jones

Kim Davidson

Jane McMahon (Bowyer-Smyth)

For a first one year term:

Bill Davidson

Peter Hill

Motion: to accept the nominees for a one year term as Directors presented by Peter McLennan, seconded Bunny Hailey. Motion carried.

## NEW BUSINESS

### 9. Insurance

Presented by John Simson. The Company is required to provide photographs to broker and eventually possibly underwriters. Mike Bernard completed taking the photographs. They are trying to find out the cabin square footages from shareholders. The broker has written letters to be distributed to shareholders. Reminder, all shareholders are to insure at replacement cost for same size, under current building code including debris removal, certified septic system, and building to code. We should all be insured to 90% of replacement cost.

D. Berto – Because it is a group policy, does a claim for an underinsured cabin impact rates for all the following year? Possibly, if replacement values are not realistic.

Alan Nichols – Could the Board set a minimum? Response: John Simson said that Board has always been reluctant because the Board doesn't want to be liable if undervalued. Remember \$58 for each \$10,000 increase of value. PLEASE send Jeep insurance.

Peter Bernard will investigate the effect of an underinsured cabin with a person in his firm that specializes in in the field of insurance.

### 10. Community Code

Request that all users of sites read blue 'BBH Community Code' sheet. Please test fire extinguishers. Brought attention to Caretaker's odd jobs list. Please use Barry if you need assistance.

The issue of beach structures was raised and addressed by the Board.

Fires on the beach – confined to fire pit only and as long as ban is not in place. Please remind members of household.

Bunny Hailey raised the issue of the fire hazard of broom growing along the front beach. The Board will discuss organizing a work party to remove in the fall, when fire risk is lower, or late summer so enough people are there.

### 11. Middle slough bridge

Board organizing to have it replaced.

### 12. Caretaker's Improvements

There was \$15,000 approved several years back for septic. Only \$300 was spent, but it is still not functioning.

### 13. Coyotes & Cougars

Adriaan de Jong reported that Barry has seen 6 coyotes. They can have up to 19 babies at a time. They may attack children, small dogs and weak. Has spoken to conservation officer on the Coast – they are willing to trap and destroy the animals humanely. A conservation officer, Dean, has agreed to come if shareholders agree and lock up dogs during procedure. Time currently unknown. Cougars sighted as well. No guarantee that officer are going to come if a higher priority arises.

Traps are only set at night. To decrease the likelihood of an attack, make noise when walking in woods. The Board will send out email notice in case of any vehement opposition.

Several shareholders expressed the desire to be kept abreast or the situation regardless of whether animals are removed or not.

Motion to approve that Adriaan de Jong have conservation officers rid the island of cougars and coyotes humanely. Made by Peter McLennan. Seconded by Murray Mather. Motion carried.

### 14. Islands Trust

Passage and Bowyer Islands completed. They are working on the Associated Islands Land Use By-law which includes South Thormanby Island. Bunny Hailey and John Simson have been involved in the process since the start of the Official Community Plan and throughout the drafting of the Land Use By-law which follows the Official Community Plan. John Simson notified of open houses on July 13<sup>th</sup> in Horseshoe Bay & July 20<sup>th</sup> in Sechart. It is to our benefit to keep the Land Use Contract as it is. Currently building construction permits fall under the Sunshine Coast Regional District and will continue under its jurisdiction once the By-law is passed. It is expected to be passed into law in the Spring of 2013.

### 15. Shareholder resolution to approve acts of the Directors

Motion that the shareholders approve all acts and resolutions of the Directors of the past year made by Bunny Hailey. Seconded by Fred Sverre. Motion carried.

### 16. Updates

- Please update email addresses.
- Request building approval in reasonable time.
- Get physical signatures on actual building plans so all parties are clear on what plan is being approved.

### 17. Adjournment

Motion to adjourn the meeting made by Geordie Henderson. Seconded by Debbie Berto. Motion carried. Meeting was adjourned at 8:52pm.