

# **NEWPORT YACHT CLUB**

## **Stoney Creek INC**

### **Special Meeting**

#### **Minutes**

**August 23, 2018**

**79 Sunvale Place – 6:30 PM**

#### **Call to Order:**

Commodore Michael Rushton called the meeting to order at 6.40 pm

In addition to the Commodore, the following Board Members were present:

Doug Greenaway

Terry Hughes

Jeff Hansford

Nigel Reed

Janet Womack

In addition invited guests:

Past Commodore – Barry Stringfellow

Clubhouse committee Chair– Shirley Rushton and Committee member John Womack

Finance Committee member – Mike Daniels

**Regrets:** Don Jarrett

A special meeting of the board, members for finance and clubhouse committee was convened because the Treasurer and Finance Committee had been approached by Dave Maxwell from Aintree Solutions with an interesting proposal and it was felt that further discussion was warranted.

The day before the special meeting, the Treasurer met with Dave Maxwell and a Vice President of the construction company PCL so they could do a preliminary estimate of the work to be completed.

Past Commodore Barry Stringfellow presented a historical background – he was approached a few years ago by Dave Maxwell from Aintree Solutions with a proposal for a partial sale of the parking lot in return for financing a new clubhouse. As Director of Property at the time, Barry presented the offer to the board with a concept drawing. The Board at that time did not want to bring the suggested condo building proposal to the membership, the Board also looked at a proposal from Marz Homes and did not take that to the membership. Dave Maxwell has never lost interest.

7:00 p.m.

Prior to the start of the board meeting a presentation was made by James O'Donnell and Dave Maxwell from Aintree Solutions Limited who presented a project outline and preliminary plan and costing sheet for their proposal followed by a question and answer period.

### **Summary of the proposal.**

The developers would use 25% of the parking lot for the proposed condos which would be at the east end of the parking lot next to the tennis courts. There would be a 6 to 7 ft landscaped berm to separate the condos from the yacht club, the gate would be relocated and there would be a fob entry for the condo side of the entrance and a separate fob gate entrance for the yacht club. The club house building would be 50 ft. by 80 ft., two storey with roll up garage doors, deck, and covered patio. The transformer would be relocated to a vault and a 30 x 50 pool would go at the back end of property. The parking lot would be levelled to ensure good drainage. All services which would include water, gas, lighting, storm drains, retaining walls, sound barriers to break the noise from highway, 6/7 ft berm would be addressed.

The construction of the clubhouse, pool and parking lot would be completed simultaneously with the construction of the condos. Aintree would need to be advised on the choice of materials for the clubhouse (wooden, brick, steel structure etc.) and will have a functional kitchen which could also be used for weddings, wine tastings, rental etc. The parking lot would have 80 to 110 parking

spots. Guidance would be taken from the Clubhouse Committee on design details.

The Yacht Clubs current value is \$1.75 million. Aintree stated that with a new club house the estimated new value would be \$3.5 to \$5 million. The estimated cost of the project is \$7.8 to \$8 M for the 9 or 10 units to be sold.

PCL would be the construction managers, brief meeting regarding electrical and construction managers.

Retaining walls would replace open drainage and comply with all city by-laws

Gate would be relocated, landscape of site, will be done in off season

Aintree gave a brief description of their background and property development knowledge which included other yacht club construction, CN tower, risk analysis electrical mechanical work.

Aintree assured that this project would be fully bonded and insured.

## **Questions**

### **When would construction start?**

Early October start, would like to build the club off-season, explained the current delay with the city due to the parking lot, and could be January before breaking ground nothing is written in stone

### **Who will complete the concept drawing?**

Architect involved in conceptual

### **How will the project be funded?**

Pre-selling units needed for financing

### **How much land would we be relinquishing?**

About 25% of the parking lot will we be relinquished?

### **Electrical unit – would we need a unit that size?**

Would need to discuss with Hamilton Hydro

### **Would the City allow an entrance for the condos and the Yacht Club?**

Would relocate the gate further east and have a left turn signal, ask the City for a turning lane

**In view of our experience dealing with the city, how would the developers be able to work through the system better than us?**

Their experience in dealing with city planners through construction, architects and persons who regularly deal with city

Explained to the developers that we would need to go to the membership for approval, may need to go to RFP, if so, Dave is not interested in a competition.

Barry – due diligence, concept drawing – need this for membership

Next steps – something by September 15<sup>th</sup> during the day.

**How realistic are these numbers?**

Developer will revisit their estimates and come up with computer generated visuals for the meeting

**The guests from Aintree Solutions Limited left the meeting 7:45.**

**Board & Committee Members Discussions:**

Commodore asked – Do we take the offer to members to vote on selling a portion of land or borrow more money to complete the Clubhouse build ourselves with no loss of land?

The proposal was outlined at the last club house meeting and the members of the Clubhouse Committee are in agreement that this is a good offer

Board member – We have three choices

1. Do nothing
2. Borrow more
3. Go to the membership with a good presentation for approval

Board member – agree in principal that the Board needs to present to the members but before the AGM.

Commodore suggested going out to RFP or asking at least two other developers to see if they have other proposals

Treasurer - Has been involved in RFP processes and does not agree with taking this lengthy path, many members agreed there is no desire to seek other competing proposals

The value identified in this proposal is well in excess of the value of the land needed for townhomes – the entire parking area last appraised for \$1.75 Million needed for the bank loan – this is approximately 25% of the parking lot land – even with inflation this appears to be a very good deal.

Barry – History Dave Maxwell always interested in this property. 2013 failed at board level, approached once a year, always think about membership.

It was mentioned how important it is to inform the members with as much information as possible before September 15<sup>th</sup>.

Members from Finance and Club House Committee left the meeting

**Motion:** Put to the members that we want to go forward to put 25% of our land for development in order to build 2 storey clubhouse with paved parking for 80 to 110 spots with storm drains, sound barriers all services required lighting deck and pool, covered patio of 2000 square feet. Concept will be put to the membership at a special meeting for that sole purpose. September 15<sup>th</sup> at 10 a.m. at the clubhouse. Membership can vote for the Board to proceed on the concept.

Motion was proposed, seconded and carried. All in favour unanimous

**Motion:** To allow for members to use Bubblers in the winter season in order to store their boats in the water.

No one in favour, motion defeated.