

**NEWPORT YACHT CLUB  
STONEY CREEK  
ANNUAL GENERAL MEETING  
STONEY CREEK TOWN HALL  
NOVEMBER 11, 2019**

**Call to Order:** Commodore Michael Rushton called the meeting to order at 6:55 PM. In addition to the Commodore, the following Board Members were present:

Peter Belanger (by phone)	Darryl Field.
Jeff Hansford.	Nigel Reed
Gavin Rouble.	Zena Thomas
Janet Womack	

**1. Regrets: None**

**2. Quorum:** With over 44 Members of the General Membership in attendance, it was deemed the requirements of a Quorum had been met, as per the Bylaws of the Newport Yacht Club,

**3. Agenda:** The Commodore outlined the Agenda.

**4. Commodore's Address:**

The Commodore briefly discussed the Communications Meeting held in September 2019 and advised the Membership that the Board is considering moving the AGM to May.

He then thanked retiring Board Member Janet Womack for her years of service to the Club. Acclaimed Member Laurie Whiting will assume her duties as Marketing Director.

Property Director Wes Cox tendered his resignation and Mark Thomas was appointed to take over the role of Property as a non Board Member. Property priorities for 2020 include Dredging (contractor to be determined), Board Walk and Floating Dock repairs, Weed Control, Pump Out management, Placement of Channel Markers and Neptune Light ongoing operation and maintenance.

**5. Bylaw Updates:** Director Gavin Rouble outlined the reasons why changes are being made to the Bylaws. Technically Bylaws are rules the Board of Directors cannot unilaterally change, to protect the rights of the Membership, while rules

pertaining to operations and policies are more properly within the purview of the Board of Directors. Consequently changes are required to clean up the Bylaws by removing Bylaws that are more properly operating or policy rules. Some Bylaws are moved to promote good governance or changed to bring the Bylaws into compliance with Province of Ontario legislation.

The Bylaw Amendments were grouped into four categories for voting:

1. Bylaws being transferred to Operations or Policies. **Carried**
2. Bylaws being updated to improve efficiency. **Carried**
3. Bylaws being changed to better protect Membership rights. **Carried**
4. Bylaws being changed to comply with Government Legislation. **Carried**

The Commodore thanked Gavin for his work and dedication for navigating the process to amend the Bylaws.

One consequence of the amendments was noted that changed the minimum quorum requirements from 3 members to 30% of the Membership, the Board desires active involvement of membership at meetings in our volunteer managed club. A Quorum of 30% of voting members is a significant increase.

**Motion made** by Peter Belanger to change the minimum required for a quorum from 30% to 25%. After discussion the matter was referred back to the Board of Directors for further reflection and a more formal motion will be presented at the next AGM.

## **6. Treasurer's Report:**

On behalf of the Treasurer, the Commodore advised the finances of the Club are strong and showed a 5 year summary of financial highlights. Even though Revenue growth was relatively flat during the early years of the club. Club equity has increased from negative equity in the early years to positive equity in excess of \$116,000.

**Motion made** by Peter Belanger through the Commodore that Deeth and Company be appointed as our Accounting Firm.

Second: Zena Thomas

Motion: Carried

**7. Code of Conduct:** Marketing Director Janet Womack advised the Membership the Code of Conduct was needed to set out the expectations governing the actions of the Membership. The revised Code of Conduct, previously communicated to the Membership before the meeting was reviewed at the AGM.

**8. Membership Report:** Membership Director Zena Thomas advised the Membership that an annual membership turnover of 20% was common.

She reported our membership continues to increase as indicated by Boat Feet increased from 3169 in 2018 to 3499 in 2019.

She then outlined the need for Members to provide updated insurance information to comply with the underwriting requirements of the Club Insurance Company.

Members were asked to keep their insurance information up to date.

The subject of unfit boats was also brought to the attention of the Membership.

Two recent examples were discussed which will result in the need for additional agreements to be acknowledged by all boating members.

**REMOVAL** - Boat must be removed at the end of the boating season by a specific date. If not removed, it will be removed by the Club at the boat owner's expense.

**COST RECOVERY** - If the Club incurs costs due to negligent actions or inactions by members, such costs will be recovered from the boat owner.

We will be working on an annual form to signed by all boating members to give the club rights to remove vessels as outlined above.

**9. Club House Update:** The Commodore gave a brief update on progress to date.

The Aintree proposal was rejected by the Board of Directors since it became evident they simply did not have the capacity to develop a workable proposal which would meet the needs of the Club.

Since then, a "Request for Proposal was developed and sent to approximately fifty builders. Five builders responded requesting RFP documents and two of them presented proposals.

The main governing concerns of the Club House Committee are:

- Parking and Continuity of Club operations during construction.
- What will the Club get vs what will the Club give.
- Will increased amenities attract more members.

The DeSantis proposal was reviewed along with the reasons their proposal was rejected. DeSantis requested the entire land mass, left us parking inadequate for current membership, no room for boating membership growth and the clubhouse was pushed down the path to the edge of the Boardwalk.

The Marz proposal was reviewed and it is worth further consideration and development. However there is concern about the potential loss of our facilities and parking for two years during construction. Much work remains to flesh out details with Marz. The clubhouse committee and Board will continue negotiations.

A concurrent proposal was also discussed to build a pool with washrooms and showers in the Parkette and to upgrade our existing Club House, using self funding and without selling land.

Next Steps once a full proposal with Marz is received would be a vote of members:

1. Do nothing
2. Partner with Marz for full club house and parking.
3. Invest in new washrooms, showers and pool in the Parkette to add amenities.
4. Rebuild and upgrade the quality of the existing “portable club house, including a permanent roof over the patio.

Options 3 and 4 can be done now, using existing cash in the bank plus fund raising without giving up land to a contractor/developer.

Results of an informal non-binding show of hands.

Option 1. - 2 votes

Option 2/3 -14 votes

Option 3/4 - 24 votes

Option 4 - 8 votes.

A formal vote may be conducted in May 2020. Meanwhile the Club House Committee will continue to work with Marz to see if a workable solution can be developed.

**10. Social:** Director Jeff Hansford reminded the Membership that the Christmas Party will be held at “The Fool and Flagon on December 12. There will not be a dance. An email will be sent to the entire Membership.

**11. Volunteers:** Signup sheets were posted at the back of the room so members could sign up. Mark Thomas advised the work parties on November 9 and 10 were wildly successful.

**Adjournment:** The meeting was adjourned at 8:55PM.