

# NEWPORT YACHT CLUB

## Stoney Creek Inc.

November 5, 2019  
Home of Commodore  
Michael Rushton

### **Call to Order:**

Commodore Michael Rushton called the meeting to order at 6:36 PM. In addition to the Commodore, the following Board Members were present:

Peter Belanger  
Jeff Hansford.  
Zena Thomas

Darryl Field.  
Gavin Rouble  
Janet Womack

**Regrets:** Nigel Reed

### **1. Additions / Approval of Agenda:**

Add: -Property Maintenance

- Club House Report
- How many paid deposits to date
- AGM Presenters

Motion to accept the agenda as amended was proposed, seconded and carried

### **2. Approval of Minutes:**

Minutes of the Oct 8, 2019 Meeting were reviewed.

Motion to accept the Minutes of the October 8, 2019 meeting was proposed, seconded and carried.

**3. Bylaw Changes** will be presented to the Membership at the AGM by Gavin Rouble. Gavin reported minor electronic adjustments will be made before sending out the proposed Bylaw changes to the Membership. It will include an educational paragraph to minimize the amount of information to be discussed at the AGM, including a discussion on policy vs procedures and introduction of C.O.A.S.T. Questions will be limited to specific bylaw amendments. The Membership will be advised the amendments have been approved by the Board of Directors. Since there are no substantive changes,, the bylaws will be grouped

together by category. The actual vote will be by show of hands using coloured paper ballots.

**4. Code of Conduct** will be presented by Janet Womack. At this time, only minor changes need to be made. Once made, the Code will be sent to the BOD for email approval.

**5. Change of Directors** - A member can be appointed by the Board to fill a vacancy even if they are not on the BOD. Mark Thomas has offered to be in charge of Property. He is however not able to be a member of the BOD as only one family member can be on the Board. Gavin Rouble will assist Mark with volunteer recruitment. Property will report directly to the Commodore. Zena Thomas recused herself from the discussion and left the room so the Board could discuss openly.

The BOD unanimously confirmed Mark Thomas as Property Manager effective November 10, 2019.

**6. Treasurer's Report** - The BOD is waiting for the Accountant to review and approve the year end Financials. Cash on hand exceeds \$67,0000. Plus our term deposit - EMR refunds and rental rebates are expected to be about \$45,000.

**7. Transfer of Dockage Rights** - A formal policy will be prepared by the Treasurer and submitted to the BOD for approval

**8. Dockage Deposits** - So far, thirty nine members have submitted deposits of \$300. Eighty four members have not paid their deposits yet. Late fees previously approved by the BOD will kick in April 1st, 2020.

**9. EMR Buyouts** - in progress

**10. Better Business Bureau Complaint** - has been resolved. A related complaint to the Human Rights Tribunal was also summarily rejected.

**11. New Book Keeper**- The BOD discussed making the Book Keeper a paid position due to the number of hours involved. Stability, capability in Quickbooks and continuity is needed in this role. No decision was made as there are so many

valuable services provided by volunteer members. Meanwhile invoices for 2020 will be sent out in December.

## **12. Property Task List for Weekend of November 9, 10**

- Pump Out must be winterized ASAP.
- Lines out of the water.
- Dock Chains on blue pillars
- Board Walk, Dock Repairs
- Volunteers will be asked to bring crow bars and electric drills.
- Need to purchase two yards of gravel, rope, wood and screws.
- Tasks will be delegated to volunteers
- Zena Thomas will email volunteers with tasks and tool requirements.

## **13. AGM Presenters:**

Commodore Michael Rushton

Gavin Rouble - Bylaws

Janet Womack - Code of Conduct

Zena Tomas - Membership update

**14. Club House Update** - Two developers ( DeSantis and Marz) submitted proposals for review.

DESANTIS PROPOSAL:

- Desantis called it a \$75 million project.
- using entire parking lot
- 120 units terraced.
- All parking underground

Drawbacks - insufficient parking for current members or any future growth.

- loss of Club Identity

Positives - Amenities-theatre, pool, sauna, hot tub,

- \$60,000 in revenue per year.

- Three Level Club House

Very preliminary with room for negotiation.

#### OBJECTIONS:

- Too much building, using entire parking lot.
- Parking issues
- Taking away Club identity
- Loss of Boater access with gear
- Building not good for neighbours.

**Motion** was made that Desantis proposal be rejected, this was seconded and carried.

Commodore will advise Desantis representatives why their existing proposal will not work.

**MARZ PROPOSAL:** Stacked town houses will not work. Alternate proposal is for construction of an 8 storey building with both above ground and below ground parking. Similar size footprint as Aintree proposal. Parking will be under the building and below the club's surface level parking

#### Concerns:

- Location of Club House too close to existing condos.
- Good access to the harbour is needed for boaters.
- Club identity and visibility must be preserved with good signage visible from the Service Road.
- Building Aesthetics
- Condo Marketing should be tied in to Newport Yacht Club.

**Motion** made that the Commodore will advise Marz to continue development of their proposal as the Underground/Surface Parking idea has sufficient merit to pursue was seconded and carried unanimously.

**15. Date of Next Meeting:** To be determined as the Commodore is travelling for the next few weeks and would like to chair the first meeting of the 2020 Board

**16. Adjournment:** The meeting was adjourned at 9:15 PM.