

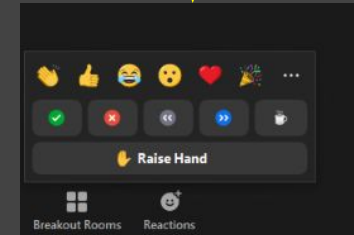
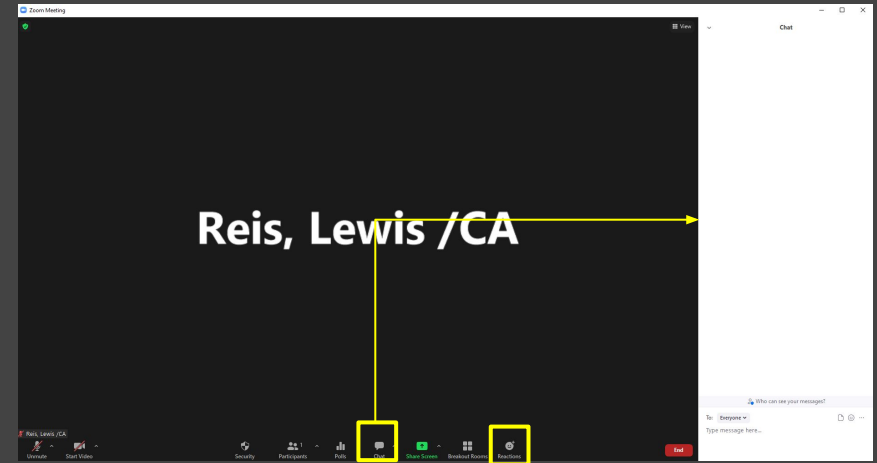


Madawaska Club Annual General Meeting

May 24, 2022

GO-HOME-BAY LANDING.
GEORGIAN BAY, ONT., CANADA.

Declaration of Meeting
House Rules
Appointment of Secretary
Appointment of Scrutineers





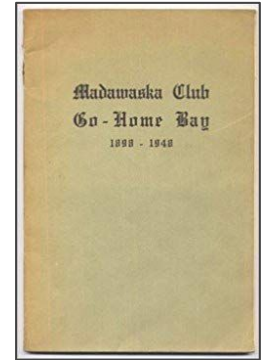
Agenda

1. Official Declaration of Meeting – Lewis Reis
2. President’s Remarks – Lewis Reis
3. Treasurer’s Report – Caileigh Rabbior
4. Update on the *Not-for-Profit Corporations Act (Ontario)* / Housekeeping By-Law Amendments – Christian Brands
5. Land Stewardship Committee Presentation – Jim Rusak
6. Address remaining questions from members on the matters to be voted on at the Meeting – Board
7. Formal Business of the Meeting – Lewis Reis
8. Directors Reports:
 - Property – John Harris
 - Athletics – Christine Robson
 - Activities – Deb Price
 - Land Use – Nick Lougheed
 - Communication – Ashley Allen
 - Land Stewardship/ Environmental – Jim Rusak
9. Hub Committee Presentation
10. General Q&A Period
11. Report on Voting Results – Jan Wishart
12. Other Business
13. Termination of Meeting



President's Remarks

- Outgoing Directors:
 - Andrea Proctor
 - David Ward
- Incoming Directors (to be confirmed):
 - Christine Robson (Athletics)
 - John Harris (Property)
- What's been Happening:
 - Board succession planning and Director roles
 - Actioning "Quick Win" opportunities identified by the Hub Committee as part of their strategic review exercise
 - Facebook rules and new Buy / Sell group
- Upcoming:
 - Return of Day Camp, as well as Regatta & marathon, Party, Sailing, Woodworking & lots more
 - Review of Director portfolios and Governing Documents
 - Caretaker's cleanup, dock maintenance





Treasurer Report – Caileigh Rabbior

Statement of Revenues and Expenditures (unaudited)

January - December 2021

	Jan - Dec. 2021	Jan - Dec. 2020 (PY)
INCOME		
Donations / Gifts	150.00	
Donations - Library	313.15	
Total Donations / Gifts	463.15	
Interest Earned	626.29	1,403.87
Member Site Fees	85,085.00	81,680.00
Sailing Program Fund	1,500.00	1,500.00
Summer Camp		
Summer Day Camp	16,000.00	
Summer Sailing Camp	12,095.00	
Total Summer Camp	28,095.00	
Total Income	115,769.44	88,583.87
GROSS PROFIT	115,769.44	88,583.87
EXPENSES		
Caretaker Fees	24,999.96	24,999.96
Dues and Subscriptions - GBA	7,200.00	7,000.00
Insurance	7,527.72	9,123.78
Library Fund Expenses	2,012.48	
Office/General Administrative Expenses	1,445.77	913.80
Bank charges	507.27	359.75
Bookkeeping / Accounting	1,974.70	3,451.10
Library Expenses - (Non-Trust Related)	626.82	
POS Fees - Member Sites	998.07	1,391.96
Professional fees	476.44	235.62
Property Taxes	18,858.84	16,361.50
Regatta Related Expenses	413.64	750.00
Repair and maintenance	26,094.18	708.70
Utilities	575.33	993.76
Total Office/General Administrative Expenses	52,871.06	25,164.19
Sailing Program Expenses	367.02	
Insurance - Sailing Program	1,500.00	1,500.00
Salaries and Wages - Sailing Program	10,695.20	
Payroll taxes	593.60	
Total Salaries and Wages - Sailing Program	11,288.80	
Total Sailing Program Expenses	13,155.82	1,500.00
Special Projects		
Caretaker Site	49,495.30	
Total Special Projects	49,495.30	
Summer Camp Expenses	1,484.34	
POS Fees - Summer Camp		
POS Fees - Day Camp	536.63	
POS Fees - Sailing Camp	386.14	
Total POS Fees - Summer Camp	922.77	
Salaries and Wages - Summer Camp	16,640.00	
Total Summer Camp Expenses	19,047.11	
		Total
	Jan - Dec. 2021	Jan - Dec. 2020 (PY)
Website/Communication	131.96	1,257.55
Total Expenses	176,177.49	69,045.48
PROFIT	\$ -60,408.05	\$19,538.39

Statement of Financial Position (unaudited)

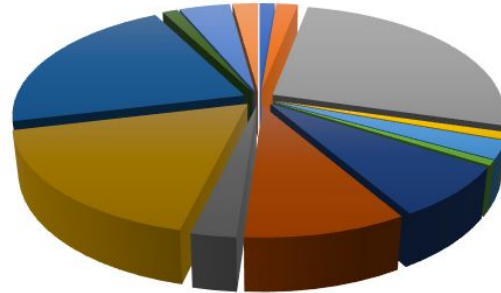
As of December 31, 2021

	As of Dec. 31, 2021	As of Dec. 31, 2020 (PY)	Total
ASSETS			
Current Assets			
Cash and Cash Equivalent			
GIC	78,450		77,829
Scotia Chequing	2,813		62,936
Scotia MoneyMasters Savings	51,805		56,799
Total Cash and Cash Equivalent	133,067		197,564
Prepaid MFTIP expense	4,288		4,764
Total Current Assets	137,355		202,329
Non-current Assets			
Property, plant and equipment			
Land	12,084		12,084
Other current assets	6		6
Sailing Program Boats & Equipment	1,400		3,100
Total Property, plant and equipment	13,490		15,190
Total Non Current Assets	13,490		15,190
Total Assets	\$150,845		\$217,519
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable (A/P)			
Accounts Payable (A/P)	0		2,318
Total Accounts Payable (A/P)	0		2,318
Deferred Revenue			
Trust Account - Art Show Fund	607		607
Trust Account - B.Morgan Library Fund	1,054		1,054
Trust Account - Community Activities Fund	3,458		3,535
Trust Accounts - Sailing Program Fund	22,830		24,330
Total Deferred Revenue	27,949		29,526
Payroll Liabilities	-200		
Total Current Liabilities	27,749		31,845
Non-current Liabilities			
Accrued Liabilities	90		2,260
Total Non-current Liabilities	90		2,260
Total Liabilities	27,839		34,105
Equity			
Retained Earnings	183,414		163,876
Profit for the year	-60,408		19,538
Total Equity	123,006		183,414
Total Liabilities and Equity	\$150,845		\$217,519



Treasurer Report – Caileigh Rabbior

\$83,300 @ 140 sites
Total Budgeted Expenses - \$94,500



- Athletics \$1200
- Bank Fees \$1700
- Caretaker Fees \$25000
- Community Activities \$1000
- Regatta Party \$2500
- Library \$700
- GBA Membership \$7200
- Insurance \$9000
- Office & Misc \$2500
- Property Taxes \$16500
- Repair & Maintenance \$20000
- Bookkeeping \$1200
- Professional Fees (conservation) \$4000
- Communications \$2000



Not-for-Profit Corporations Act (Ontario)

ONCA Overview - What should you know/care about?

- ONCA came into force on October 19, 2021 and applies automatically to the Club
- The Club has 3 years to amend its governing documents (eg Supplementary Letters Patent and By-Laws) to conform with the new rules, i.e. our existing governing documents will remain valid and in effect until the end of the transition period
- The Club will be undertaking a review of its governing documents with a view to bringing proposed amendments to members at the 2023 or 2024 AGM
 - Anticipate seeking to avoid making substantive changes to the Club's current governance framework, except to the extent necessary
 - Community will be provided with ample opportunity to review/weigh-in on drafts
- Certain highlights of ONCA applicable to the Club
 - Codifies statutory duties of directors (eg, duty of loyalty/care)
 - No strict requirement to conduct an audit - can undertake new "engagement process" (ie audit review) or waive both an audit or an engagement review (by 80% extraordinary resolution vs. 100% under old legislation)
 - Clarifies that not-for-profits may engage in and profit from activities of a commercial nature (but must advance/support the non-profit purpose of the Club)
 - Enhanced members' rights, e.g. create proposal right for members to propose certain business to be included at meetings

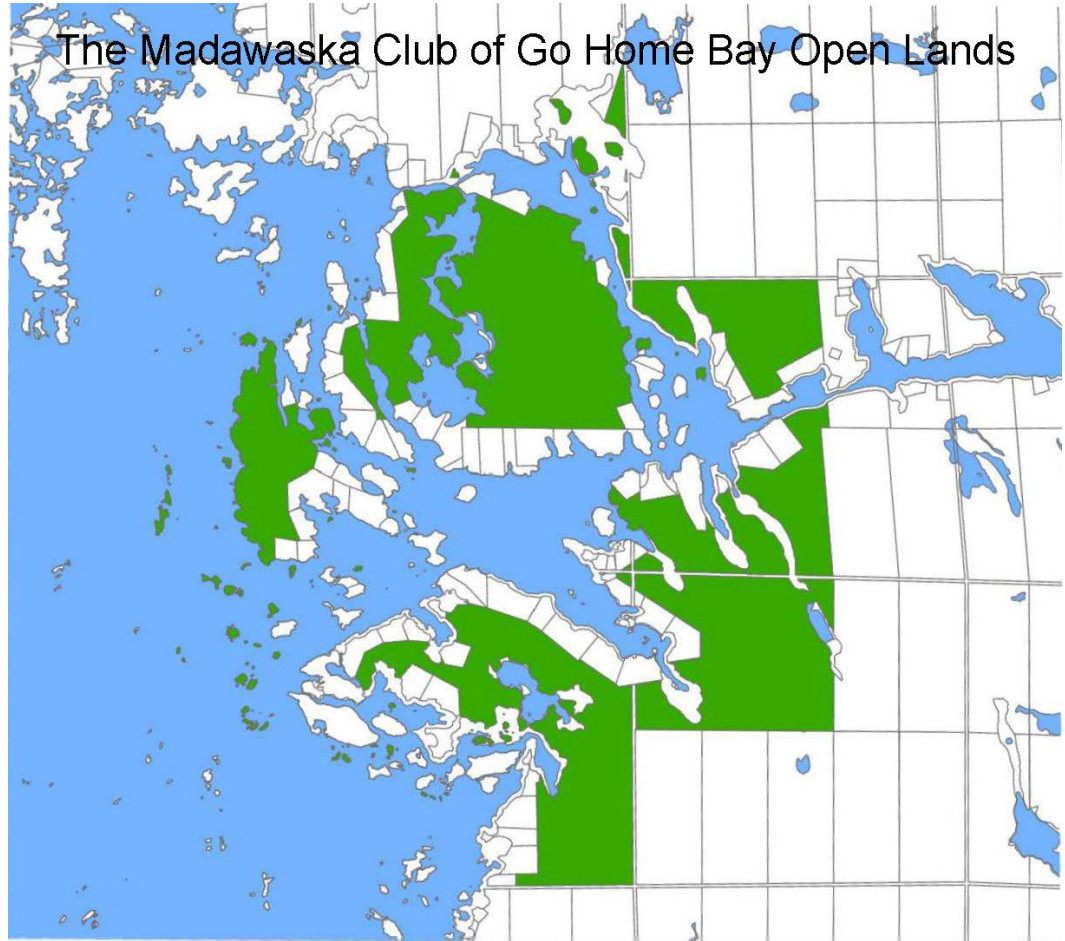
By-Law Amendment Ratification

- ONCA permits virtual meetings of members if the organization's by-laws expressly provide for them. As the Club's by-laws were silent, the Board approved certain housekeeping amendments to enable this 2022 AGM to be conducted virtually
- Under the ONCA, these amendments need to be ratified by our members at this meeting, failing which, the amendments will seek to be effective at the conclusion of this meeting



Land Stewardship Committee

The Madawaska Club of Go Home Bay Open Lands





Land Stewardship Committee





Land Stewardship Committee

Next Steps:

- 1) draft a conservation agreement with a conservation body that would preclude development of these lands while retaining the ability of members to enjoy these lands as we have done for over a century
- 2) register this agreement on title as a conservation easement.

AGM Vote (Step One Only):

“Are you in favour of the Madawaska Club proceeding to draft a Conservation Agreement with the Georgian Bay Land Trust (GBLT) to conserve our Open Lands?”



LSC Question Period:

- **~20 Minutes**
- **First come, first serve**
- **One question per member**
- **2 minutes maximum**



Formal Business

- One ballot per **Site Member in Good Standing**
- If you hold proxies on behalf of others:
 - Fill in **your email** address
 - Fill in the Site Member in Good Standing's name and site number
 - After the meeting, scan / take a picture and send to the Secretary (**secretary@gohomebay.com**) a copy of the proxy instructions to be verified by the scrutineers
- If you are a Site Member in Good Standing in respect of multiple sites:
 - Fill out one ballot for each site
- Once the formal business is brought before the meeting, balloting will remain open for 10 minutes

<https://forms.gle/tOYLhxUFxvzzexU18>

Mad Club Annual Meeting 2022-05-24

Voting Form

Ballot for Mad Club Annual Meeting 2022-05-24

lewisreis86@gmail.com [Switch account](#)

*** Required**

Email *

Your email _____

Given Name(s) *

Your answer _____

Family Name *

Your answer _____

Site Number *

Your answer _____

Your vote on the election of the following nominees to serve as directors until the next annual meeting of members: Ashley Allen, Christian Brands, John Harris, Nick Loughheed, Deb Price, Calleigh Rabbior, Lewis Reis, Christine Robson, Jim Rusak and Janet Wishart

For

Withhold

Your vote on waiving the requirement to appoint an auditor in respect of the year ending December 31, 2022

For

Against

Abstain

Your vote on advisory resolution on the Conservation Easement *

For

Against

Abstain

Your vote on certain amendments to By-Law No. 2 to facilitate virtual meetings of members *

For

Against

Abstain

Send me a copy of my responses.

Submit [Clear form](#)



Formal Business

1. Elect the Directors for the ensuing year. The ten Directors standing for election are: Ashley Allen; Christian Brands; John Harris; Nick Lougheed; Deb Price; Caileigh Rabbior; Lewis Reis; Christine Robson; Jim Rusak; and Jan Wishart
2. Extraordinary resolution (i.e., at least 80% of the votes cast) to not have an audit or a review engagement in respect of the Club's financial year ending December 31, 2022
3. Vote on the following advisory resolution (i.e., a majority of votes cast) to assess whether members support the Club continuing to advance the conservation easement process:

“Are you in favour of the Club proceeding to draft a proposed form of Conservation Agreement with the Georgian Bay Land Trust (“GBLT”) to conserve the Club’s Open Lands?”

4. Vote on an ordinary resolution (i.e., a majority of votes cast) to ratify an amendment to the Club's By-law No. 2 required to permit virtual meetings of Members

Mad Club Annual Meeting 2022-05-24 Voting Form

Ballot for Mad Club Annual Meeting 2022-05-24

lewisreis86@gmail.com [Switch account](#)

*** Required**

Email *

Your email

Given Name(s) *

Your answer

Family Name *

Your answer

Site Number *

Your answer

Your vote on the election of the following nominees to serve as directors until the next annual meeting of members: Ashley Allen, Christian Brands, John Harris, Nick Lougheed, Deb Price, Caileigh Rabbior, Lewis Reis, Christine Robson, Jim Rusak and Janet Wishart

For

Withhold

Your vote on waiving the requirement to appoint an auditor in respect of the year ending December 31, 2022

For

Against

Abstain

Your vote on advisory resolution on the Conservation Easement *

For

Against

Abstain

Your vote on certain amendments to By-Law No. 2 to facilitate virtual meetings of members

For

Against

Abstain

Send me a copy of my responses.

[Clear form](#)



Director's Reports

- **Short Q&A period following each report**
- **First come, first serve**
- **One question per member**
- **2 minutes maximum**
- **Priority will be given to members who have not yet had a chance to ask a question**



Property Report – John Harris

2021: Total Cost ~\$27k

Repairs to Main Dock

- Library, Post Office, Crib, Ramp to small floating dock

2022: Budget \$20k

Tidy up from last year

- Level up main dock
- Ensure diving board and dock are fully functional

New Projects

- Repairs to fixed dock at Regatta site
- New swimming lanes
- Investigate toilet and power for Regatta site (specifically for day camp)





Athletics – Christine Robson

Marathon & Regatta will both be running this year!

Marathon: July 23rd

- Single day, triathlon format: swim, rowing & paddling, all ages kayak race
- Ribbons, cups and West Wind prizes will be awarded after the races
- Social on the dock following the prizegiving

Regatta: July 30th

- Single day: boating races in the morning, swimming & diving in the afternoon
- Regatta Party will be held at the Caretaker's site in the evening; band, Ribfest, and all the traditional fixings!

Call for volunteers to support our Regatta Organizers Helen & Bill Robson and Marathon Organizer Christine Robson.

Questions or suggestions - please reach out to me by email or Facebook.





Activities – Deb Price

- ❑ Thank you to committee
- ❑ Returning- fireworks, library, yoga, sailing, summer camp, scavenger hunt, fishing derby, dog walks
- ❑ New Activities
 - ❑ Woodworking (Making a comeback!)
 - ❑ Kayaking
 - ❑ Cards on the dock
 - ❑ Nature walks- adult oriented
 - ❑ Orienteering “poker run”
 - ❑ Call for volunteers
 - ❑ Ways we communicate
 - ❑ Thank you to all community volunteers
 - ❑ **For fireworks donations please email me at debprice1@gmail.com**



publicdomainvectors.org



Land Use – Nick Loughheed

Land use committee members:

- Peter Foulds
- Patsy Cross
- Bob Duncanson
- Stuart Elgie
- Ian McDonald
- Ted Cape





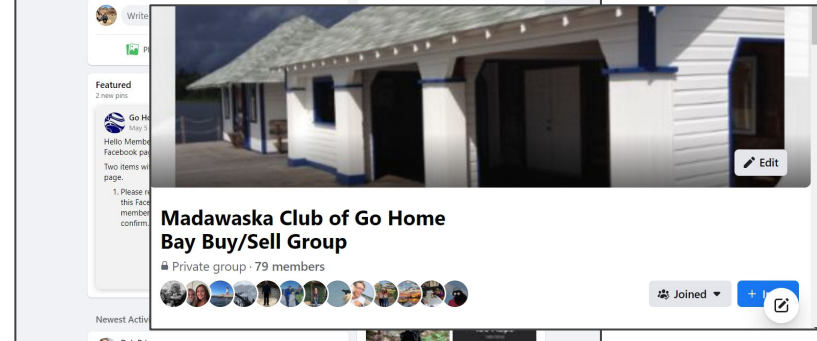
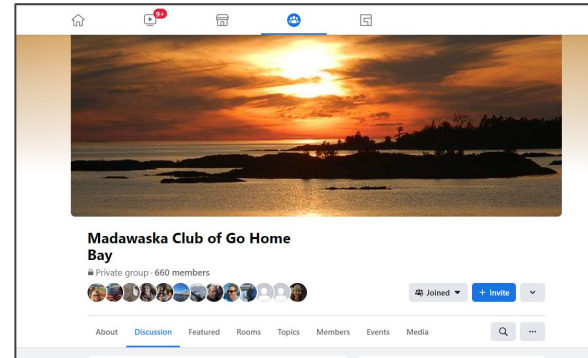
Communication – Ashley Allen

Review methods of communication:

- Website; www.gohomebay.org,
- Mailchimp; emails that are mailed to you (add webmaster email address),
- Facebook; Madawaska Club of Go Home Bay AND Madawaska Club of Go Home Bay Buy and Sell.

Please note that Facebook has changed. We have created two Facebook pages.

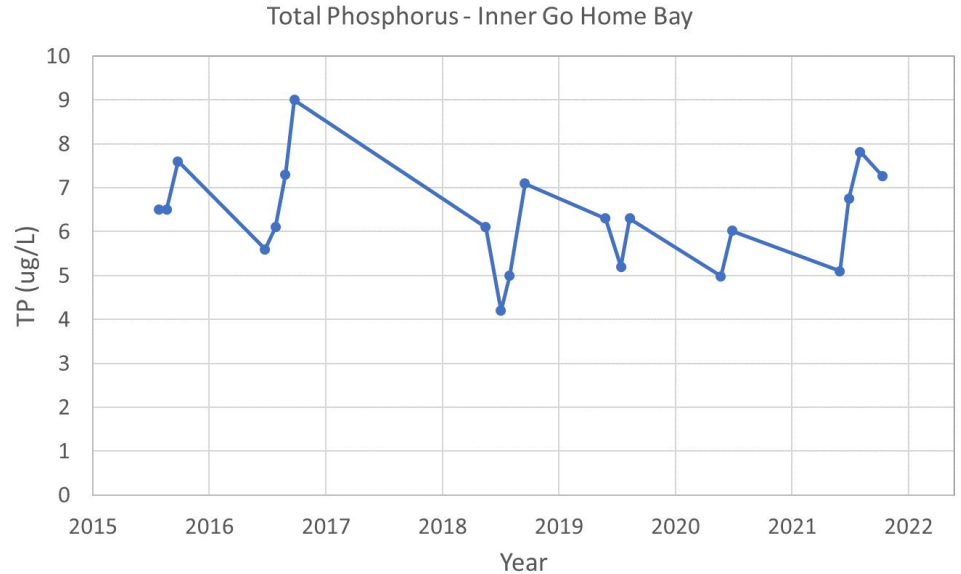
- Madawaska Club of Go Home Bay – exclusively used for communication between members and events.
- Madawaska Club of Go Home Bay Buy and Sell – exclusively used to buy/sell/exchange/barter/give away goods or services such as yard work, baby sitting etc.





Environment - Jim Rusak

- Lake Partner Program
 - stable TP concentrations
- Phragmites Control
 - Thank you Kelly Killoran!
 - Contact me to volunteer this August
- Trail maintenance
 - Stay tuned for dates in June and September
- Large Item Collection
 - No GHB event planned for this year and unlikely to return (barge safety concerns)
 - Mainland drop-off locations TBA for this fall





Hub Committee Update



We have made progress generating ideas on how to build a stronger community

- Work done to-date
 1. Identified the Committee's Mission and strategic approach
 2. Recruited Committee members from various regions of the Bay and across the generations
 3. Initiated "idea" generation at Post Office Café (Summer 2021)
 - 128 Individual Contributions
 - 569 "likes" (red dots)
 - Contributions varied in how actionable they are
 - Some merely require a "greenlight"
 - Some require further discovery before a solution can even be proposed
 4. Sort and organize current themes
 - Communications
 - Events
 - Infrastructure
 - Maintenance
 - Minor Upgrades
 - Onboarding new cottagers
 - Process Improvements
 - Programing
 - Regatta
 - Safety: Boat/water, Fire & Medical
 - Services
 - Special Interest Groups
 - Post/Store Office Ideas
 - GHB Swag/Merchandise
 - Community Values



Some ideas are easy to implement. Others will need more Community input

- Work in progress
 - Sorting Themes
 - Separate the obvious from the “Big Bets”
 - “Low Hanging Fruit” / Quick wins
 - Big Bets / Big Ideas
 - Big Bets requiring further discovery, community discussion, and analysis
 - Census Survey of Go Home Bay
 - To understand the current cottage population
 - Better understand the current and future population and usage
 - All of the data will be confidential and only discussed with the Board in an aggregate format
 - Idea generation and refinement continues
 - We are asking for more input on the “ideas” to date, and for more “ideas”!



The Board and the Community will have input as the process moves forward

- Process for sharing the “Low Hanging Fruit” ideas
 - Board reviews and agrees to the list of actionable items
 - The Board outlines the planned action to be taken
 - Regular E-News updates to the Community

- Process for sharing the “Big Bets/Big Ideas”
 - Conduct the Census Survey to better define the Community
 - Update the Community on activity on a regular basis
 - E-News – in June update the Community on the 5 Big Ideas that identified as the current top priorities
 - Summer Focus Groups:
 - Invite participation in June for Summer focus groups to discuss the prioritized ideas
 - Hold focus groups in July and August
 - Report to the Board in September
 - Provide a further update to the Community in October



Now it's your turn! Help us determine how to enhance the Go Home Bay Community!

1. Please fill out the survey now!
 - <https://forms.gle/pXwPSfZj7S9555zD8>
2. Sign up for the Summer Focus Groups!
 - Information will be sent out in June for sign up



General Q&A

- **First come, first serve**
- **One question per member**
- **2 minutes maximum**
- **Priority will be given to members who have not yet had a chance to ask a question**

Key Discussion Topics & Takeaways:

- Request for Board Meeting minutes, summaries, agenda or similar to be posted regularly on the website
- Request for a central community contact list to be collected, published, and maintained
- Request for a Site Map update and re-publishing
- Request for further information on garbage and large item pickup



Voting Results

1. Elect the Directors for the ensuing year. The ten Directors standing for election are: Ashley Allen; Christian Brands; John Harris; Nick Lougheed; Deb Price; Caleigh Rabbior; Lewis Reis; Christine Robson; Jim Rusak; and Jan Wishart
 - **For: 80 Against: 0 Withhold: 2 Result: Passed, 98%**
2. Extraordinary resolution (i.e., at least 80% of the votes cast) to not have an audit or a review engagement in respect of the Club's financial year ending December 31, 2022
 - **For: 77 Against: 3 Withhold: 2 Result: Passed, 96%**
3. Vote on the following advisory resolution (i.e., a majority of votes cast) to assess whether members support the Club continuing to advance the conservation easement process:
 - "Are you in favour of the Club proceeding to draft a proposed form of Conservation Agreement with the Georgian Bay Land Trust ("GBLT") to conserve the Club's Open Lands?"*
 - **For: 68 Against: 12 Withhold: 2 Result: Passed, 85%**
4. Vote on an ordinary resolution (i.e., a majority of votes cast) to ratify an amendment to the Club's By-law No. 2 required to permit virtual meetings of Members
 - **For: 80 Against: 0 Withhold: 2 Result: Passed, 100%**



Other Business / Termination

Board Of Directors Contact Information:

Lewis Reis- President : lewis.reis@outlook.com

Caileigh Rabbior - Treasurer: treasurer@gohomebay.com

Jan Wishart- Secretary: secretary@gohomebay.com

Ashley Allen- Communication/ Webmaster: ashley.e.allen@hotmail.com

Christian Brands: CBrands@stikeman.com

John Harris- Property: jharris@dsgi.on.ca

Nick Lougheed- Land Use: nicklougheed@hotmail.com

Deb Price- Activities: debprice1@gmail.com

Christine Robson- Athletics: christine.s.robson@tutanota.com

Jim Rusak -Environment/ Land Stewardship: james.rusak@gmail.com

Fin

Thank you for joining.