



Canterbury Common Residents' Association

127 Waterbury Crescent • Port Perry • Ontario • L9L 1S2 • 905-985-5258

Board of Directors Meeting January 29, 2024

Directors: Lou Rocha, Carole Johnson, Jim Cushnie, Malcolm Ward, Todd Glenn, Dorothy Bull, Phil Egginton, Suzanne Brolley

Absent: Susan Allward.

Recording Secretary: Carole Johnson

Call to order: A quorum of directors being present, the meeting was declared duly constituted by the President and began at 1:00 p.m.

Motion to approve agenda:

Moved by Carole Johnson and seconded by Jim Cushnie

Carried.

Motion to approve minutes of the Dec. 18, 2023 Board Meeting

Moved by Dorothy Bull and seconded by Todd Glenn

Carried.

Correspondance: (Letters on File)

- 50 Million Tree Program – Discussion with CTC deferred to Feb. 19.
- LEV Living – An update is coming on Feb. 13th regarding the status of the proposed Seniors Residence.
- A letter from Martha Simmons was received by the board with regards to the 50 Million Tree program. Lou Rocha will be responding to Martha's concerns.

Avenu Development

- Video clip was made available to the board members for review
- Coffee Hour Feb. 8 will host a meeting with township officials and the mayor to discuss this new development
- As a board, we don't have a position at this moment.

Land Use Research

The plan for the old fairway lands was to dedicate the property as open space parkland. Holes 1-4 were zoned Recreational and are designated as highly vulnerable aquifers where use of pesticides and herbicides should be avoided.

In 2002, the board was cautioned that CCRA could not own a golf course as we are a Non-profit organization. The committee then tried to find an outside buyer to make it a public course but this did not happen.

A sub-committee of the Canterbury Transition Committee conducted a feasibility study for the purpose of restoring the golf course. Pledges were gathered in 2016 but in 2021 the Board was told that it was too expensive to proceed. Another motion to re-seed the fairways was defeated in 2021.

In 2021 the Board conducted a community survey and the restoration of a six-hole course was opposed by 94% of the respondents. The idea of sharing a six-hole course with the public was opposed by 98% of the respondents. The option of creating a golf practice feature for residents was opposed by 65% of the respondents.

Matt Savage joined the meeting via ZOOM. He is the General Manager of the Mill Run Golf Course.

Lou Rocha asked Matt to discuss the procedures and cost of restoring the parklands to a six hole golf course. Following are Matt's comments:

- The property would need to be completely stripped then resodded at a cost of approx. \$100,000 per hole. This would include new tee boxes and greens for each hole.
- An irrigation system would have to be installed, depending on accessibility of water source, the cost would run \$100,000 to \$500,000
- Special mowers and equipment, if bought used: approx. \$200,000
- Operating costs for maintenance, special fertilizers, staff would run \$40,000-\$50,000 per season
- Golf course insurance would run approximately \$20,000 per year
- Matt noted that the green fees for a 6 hole golf course would range from \$10 to \$15 per round.

Matt left the meeting.

Strategic Planning

The Board will conduct an information meeting to update the community on the Strategic Plan. The meeting will take place on March 25.

Canterbury Transition Committee

- The old 6th fairway (Block 77) has now been graded but terra-seeding and tree planting will be completed in the spring.
- The CTC presentation to the Board was deferred to Feb. 19th.

Committee Reports:

House & Property – Complete report on file

- The fireplace at the centre is not working. The control board is no longer available, and no remediation is possible. The fireplace insert can be replaced with another gas insert which is costly or with an electric insert which would be approximately \$2,000.

- Balcony doors should be arriving early in February and a week will have to be designated for installation.
- The new automatic bathroom faucets will be installed in early February.

Social – Complete report on file

- The New Year’s Eve celebration was a huge success.
- The International Potluck was well attended
- There are many new residents helping plan new activities

Administration – Complete report on file

- A new Tai Chi class has been added to the activity schedule
- A new company will conduct our annual fire test at a lower cost while providing \$5 million liability Insurance
- A kitchen inspection is coming up

Municipal Affairs – Complete report on file

- Phil Egginton announced he will be resigning at the end of his term.

Governance – Complete report on file

- The committee now has 10 members and are taking this time for training
- A new Excel spreadsheet is going to be automated for each member of the committee
- A new flowchart has been created
- Form letters are being used
- An example of a project exceeding the current guidelines for a deck measuring 20 ft by 15 ft was presented. The Board supports the direction recommended by the committee.

Finance – Complete report on file

- A request for reconsideration has been forwarded to MPAC. Finance is waiting for a response.
- The budget process is beginning with a target date of the March board meeting.
- Finance is using Q3 actuals to project Q4 expenses plus increases to estimate budget for 24/25.
- The timing for annual dues is the end of April to send out assessments.

Nomination Committee

- There are lots of new members stepping to help including micro-volunteering.
- There has been a suggestion for a new Photography Club

Volunteers are critical for the operation of community. Lou Rocha proposed that the Nomination committee should become a standing committee and have a representative at Board meetings.

Next Meeting

- February 19, 2024 – 1:00 p.m. Regular Board Meeting, North Hall, The Centre & Zoom

Adjournment

- The meeting was adjourned at 3:30 p.m.

Moved by Carole Johnson and seconded by Malcolm Ward

Carried

Lou Rocha, President

Carole Johnson, Secretary

Date

Date

This report is provided for the information of the Board of Directors and will be attached to the Minutes of the Board Meeting.

Correspondence

- The Board has received three expressions of concern about the 50 Million Trees Program that was mentioned in the December 2023 Bulletin. The President responded to Martha Simmons. The other emails were from Ed Richards and the CTC. Malcolm Ward replied to the initial concerns. The CTC concerns will be discussed at the next Board meeting.
- Emails were exchanged with Yaniv Geler at LEV Living regarding the status of the proposed Seniors' Residence in Block 100. See below.
- Bryan Hazelton shared his emails with the Township of Scugog regarding the excessive salt being dumped by the Region at the pump house. Mayor Wotten has received a positive reply from the Region to speak with the contractors who are dumping too much salt.
- I sent a thank you note to Doug Thiemann his past service on the Finance committee. Doug has repeated his offer to help in an advisory capacity if needed.
- Karen English of the Communications committee shared a list of tasks that she would like to hand over to another committee or volunteer. The items have been shared with Administration and changes will be made as requested.
- Ed Richards of the CTC submitted a comprehensive report on the transfer of Phase 2 properties. See below.
- Dorothy Bull shared an email from Rob Messerevey, President of Scugog Lake Stewards. Rob has offered to provide information concerning plans for the golf course lands. The email was forwarded to Malcolm Ward and Phil Egginton who can follow up. A representative from the Stewards may be added to the expert panel for developing a master plan for the fairways.

Strategic Planning

The Steering Committee will meet before the Board meeting to discuss a Town Hall meeting on March 25. The purpose of the Town Hall meeting will be discussed with the Board. The overall approach will include an update on the progress made in the nine strategic directions with proposals for future use of the acquired lands.

Transfer of Phase 2 Property

The Board has received a report from CTC with three options for setting a date to transfer Phase 2 from the Township of Scugog to Canterbury Common Residents' Association. The CTC will discuss the options at the February 19 Board meeting.

The Board has received a report that compiled the history of the transfer of Phase 1 that occurred in 2021.

Golf Course Restoration and Transfer of Property

The Board received a 13 page compilation of the records about creating a six-hole golf course and transferring the golf course lands to CCRA. This information is summarized in the Meadows presentation that the President will give to the Board.

Block 100 – Proposed Seniors Residence

The Board has received a 7 page compilation of records concerning the proposed seniors' residence. The President will review highlights of the origin, development and current status of the plans. According to the records there will be a community consultation after LEV Living has submitted its development plans to the Township. The community may have received a previous presentation a few years ago. There will be a teleconference on February 13 with Yaniv Geler (LEV), Kevin Heritage (Township of Scugog), Gord Simmons and Ed Richards (CTC), Lou Rocha and Malcolm Ward (CCRA President and Vice-President).

New Development by The Planning Partnership

The proposed development by Avenu Corporation north of Canterbury Common will be discussed at the Coffee Hour on February 8. Mayor Wilma Wotten, Councilor Terry Coyne and CAO Ken Nix will attend to answer questions from residents. The Township has scheduled a Public Meeting on February 9. The Board will prepare a list of questions for the Coffee Hour.

The 90 minute streaming video from the presentation to Township Council on December 4, 2023 has been condensed to 13 minutes that highlight the project and its innovations. The presentation materials were made available in last month's Bulletin.

Geranium

The next monthly teleconference with Geranium will take place on Feb. 2. Work continues on preparing the Sales Office and Décor Centre for sale.

Tax Appeal

Treasurer Jim Cushnie will provide an update on the efforts to revoke the taxes that have been levied on CCRA for the transfer of Phase 1 properties.

By-Law No. 1

The revised By-Law was hand-delivered to all Geranium buyers who had an outdated copy from their home purchases. An offer was made to provide a new copy to any other resident. No requests have been received.

Emergency Contact Binder

Three copies of the binder will be created and stored in secure locations in the Centre. This fulfills a Board requirement in the Policies and Guidelines.

Calendar of Meetings

January 29, 2024	Regular Board Meeting
February 19, 2024	Regular Board Meeting
March 18, 2024	Regular Board Meeting
March 30, 2024	TOWN HALL – Strategic Planning
April 15, 2024	Regular Board Meeting
May 13, 2024	Regular Board Meeting
May 21, 2024	Special Board Meeting – AGM Preparation - TUESDAY
June 10, 2024	Final Board Meeting
June 19, 2024	Annual General Meeting