**BRAMSHOTT PROPERTY OWNERS ASSOCIATION INC.**

**MINUTES OF ANNUAL MEETING**

**SATURDAY, JUNE 4, 2022 – 10 A.M.**

**Present**: 32 members including Directors

Wally Capsticks, President called the meeting to order at 10:05 a.m.

1. Wally asked for a motion to approve the agenda as distributed (attached).

Motion: Karen Boyle Seconded: Kyle Purdy CARRIED

1. Wally asked for a motion to approve the minutes from the last Annual General Meeting (as distributed by email and website after meeting in August 2021.

Motion: Laurie McEachern Seconded: Ken Anderson CARRIED

1. **Financial Report** (Attached)

Josh Milligan, Treasurer discussed the financial statement as attached. There was no discussion.

1. **Director and Liability Insurance**

Wally advised that the Directors feel it is necessary for us to purchase Director and liability insurance for both BPOA properties. We cannot purchase one insurance without the other. We have received a quote for $1500.00 per year for both properties based on $2 million dollars liability. The Directors feel this insurance is needed for protection of themselves and all property owners. With the Bosseini Development coming we are going to have issues keeping them from accessing our properties which will create added liability for us.

Discussion followed about how much liability insurance we should hold. Eric Scetto advised that we should have a minimum of ten million dollars liability insurance. The Directors will contact insurance companies to determine this and proceed.

1. **Lot Levies**

The Directors have made a recommendation based on the cost of Director and liability insurance that we need to increase the lot levy fee per property and suggested that it be changed to $50.00 per year per lot beginning 2022. Lloyd Cotton suggested that based on rising costs everywhere the fee should be increased $5.00 every year going forward.

Motion: Lloyd Cotton Seconded by: Kyle Purdy CARRIED

1. **Playground Equipment**

Wally advised that we are very fortunate to have been given a complete commercial grade playground set that would be worth approximately $50,000.00 to purchase new. Nathan Milligan, property owner, obtained this through his employer who wanted it removed immediately. Wally thanked Jeff and Krista Nicholson and Lloyd Cotton for acting quickly to organize a work party to remove the equipment from the previous site. Lloyd advised that it cost roughly $500.00 to rent equipment for the removal and to purchase mulch to reclaim the site it was removed from.

We will have costs to prepare the site and reinstall the equipment at our beach. However, approval was granted at last year’s annual meeting to spend up to $8,000.00 on playground equipment so some of those funds will be accessed for this. Lloyd Cotton, Jeff Nicholson and Eric Scetto will organize a crew to prepare the site, reassemble and install the equipment and finish the area with mulch.

The Directors will also look at purchasing commercial grade swings for older children and adults as well with some of the remaining funds.

We will likely relocate one of the current swing sets to our ball park at the top of Grayshott Drive.

1. **Tree Removal at Beach**

We had one ash tree fall early this Spring that had to be removed. Unfortunately, the Emerald Ash Borer has moved into our beach park. We have been advised that most of the trees at our beach are ash, are infected and will all have to be removed eventually. Currently there are three trees that need to be removed soon. Eric Scetto volunteered to coordinate a work crew to close the beach park to everyone for two to three hours the morning of June 26 to remove these trees.

Diane Wright advised that she is investigating a program where we may be able to apply

to receive free trees to replace the ash trees.

1. **Grass Cutting at Beach**

Ian Wright agrees to continue cutting the grass at the beach. However, due to the increased costs of fuel and equipment maintenance, the Directors have approved a fee increase for Ian.

1. **Beach Clean Up and Garbage**

Wally reiterated that it is the responsibility of those property owners who use the beach to help clean the shoreline, pick up broken branches, rake, etc. This is not the job of Directors alone.

**PLEASE NOTE:** The County of Simcoe will no longer provide garbage pick up at our beach. Because we do not have a structure on our property, we were not provided with the new, large garbage and recycling bins.

**PLEASE BE ADVISED THAT ANY GARBAGE OR RECYCLABLE MATERIALS YOU BRING TO THE BEACH MUST BE TAKEN HOME WITH YOU.**

1. **Volunteers Needed to Become Directors**

We are in need of new Directors. Wally advised that he is stepping down as President. He will continue to volunteer and help when he can. Jeff Nicholson thanked Wally for his work as president for the last few years and everyone applauded.

The Directors will decide who will take over the job of president.

1. **Canada Day**

Krista Nicholson is in the process of organizing Canada Day celebrations at the beach.

There will be fun, food and games for the kids, live music, cake and fireworks at dark. Anyone attending is asked to contribute fireworks to add to the display.

Krista is also organizing monthly movie nights (each month a different age group).

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1. **New Business**

Karen Boyle reported that there are several outcroppings of poison ivy along Grayshott Drive near the beach and continuing in a few locations toward the dead end.

Dianne Purdy will call the township to see if there is a possibility for them to have it sprayed.

1. **Free Draw for 2022 Lot Levy**

Jen Barton and Laurie McEachern were the lucky draw winners who don’t have to pay their 2022 lot levy.

1. **A Note from Wally - the Retiring** **President**

As the years progress and we get a little older, I am gratified as your retiring President, to advise that our Bramshott Propery Owners Association is in good hands. Your Directorship has a good assortment of seasoned personnel as well as newer members with younger families with ideas for the future of our assets that our Association needs for growth and continuity.

These people cannot handle the task of looking after your wants and needs for our beach and playground alone. It is up to you as homeowners to build on what we have tried to do on your behalf. We are very fortunate to have many capable and willing homeowners who volunteer both their time and abilities in assisting with keeping costs of maintenance and improvement of these two prominent assets we all have access to, to a minimum. For the small outlay of a few dollars each year we can do a great deal…but it takes all of us. Whether you choose to use these facilities or not, it is incumbent upon each and every homeowner to support the Association.

We are so fortunate that the Turnbull family had the forethought to include these two areas as part of our Association. The Beach is a jewel, sought by others who are coming here as our area expands. Do your part to help us control and keep it and our playground area pristine for the use of our Association and not let it get misused or even appropriated by others by our inaction.

I shall continue to support the Association and maintain the flag at the beach, as well as volunteer my time as much as I can. I call on all members of the Bramshott Property Owners Association to do the same.

Best Regards

Wally Capsticks