

**BRAMSHOTT PROPERTY OWNERS ASSOCIATION INC.
MINUTES OF ANNUAL MEETING
SATURDAY, AUGUST 21, 2021 – 2 P.M.**

Present: 34 members including Directors

Wally Capsticks, President called the meeting to order 2:05 p.m.

Wally named all Directors and introduced those in attendance. He also read a prepared statement outlining recent happenings regarding former directors trying to manipulate the creation of a new Board of Directors.

Wally asked members present for a motion to approve the current Board of Directors.

Motion: Rod McEachern Seconded: Jane Traplin CARRIED

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

Motion: Jeff Nichols Seconded: Kyle Purdy CARRIED

2. Wally asked for a motion to approve the minutes from the last Annual General Meeting (as distributed by email and website after meeting in September 2020).

Motion: Nancy Anderson Seconded: John Fortune CARRIED

- 3. Bylaws and Synopsis**

Wally asked for a motion to approve the synopsis and new bylaws that were distributed.

These bylaws have been prepared to reflect the needs of the BPOA. Dianne Purdy clarified that they may require some amendments as they were created from the *Not-For-Profit Corporations Act*: Default organizational bylaw and The *Not-For-Profit Corporations Act* has not yet been passed in legislation.

Motion: Jeff Nicholson Seconded: David Snow CARRIED

- 4. Financial Report (Attached)**

Josh Milligan, Treasurer discussed the financial statement as distributed (and attached). There was no discussion.

Wally asked for a motion to approve the financial statement.

Motion: Krista Nicholson Seconded: Brenda Wright CARRIED

- 5. Storage of Personal Equipment at Beach**

Wally advised that floating devices (boats, barges, rafts, kayaks, etc.) are not to be stored on the shoreline or on the beach. Boats can be anchored in the bay. Trailers and/or vehicles cannot be left in the parking area overnight.

Lloyd Cotton asked for clarification and the rationale for this rule. Wally explained that we are not in the business of storage and we don't have room for everyone to leave their personal equipment. He also explained that we have had requests in the past for property owners to use our ballpark to store trailers, vehicles, etc. The answer has been no because we have no way of policing who things belong to and if things were left indefinitely, it would be our responsibility to remove them at our expense.

Members were advised to notify a director if they know of anyone in violation of these rules so we can speak directly to the offenders. If neglected items are not removed upon request, they will be removed and disposed of at the owner's expense.

Motion: Jeff Traplin Seconded: David Snow CARRIED

6. Report on Work Completed and Proposed at Beach

Wally reported the following:

- a) Davy Gravel donated a load of gravel valued at \$319.00 for the beach parking lot in the gate and boat launch area.
- b) Morris Shelswell Construction donated the delivery and use of a bobcat to level the soil at the beach. Rob Wilkie (one of their employees) also donated his time to operate the bobcat.
- c) Turf King (Barry Ziegler) has promised to donate two large bags of grass seed.
- d) A BPOA property owner is building a new home and has offered us free sandy fill within the next few weeks (we may have to pay for trucking). Once that is delivered, we will schedule a work date for property owners to volunteer their time to level and rake this fill. Hopefully we can get the grass seed down this fall.
- e) The garbage container previously located at our gates has been removed as the County of Simcoe will no longer pick up garbage at our beach because we have no structure on the site. Wally thanked Nathan Wright and Chris Knowles for looking after the beach garbage this summer.

7. Fundraising for Children's Playground at Beach

Wally advised that our new Directors wish to see a new playground for young children. Fundraising has begun and funds are currently as follows:

- a) Bottle drive collected \$250.00
- b) Cash Donations \$540.00
- c) Business Donations – Baer Harbour Marina \$3000.00
- d) Other Fundraising – another bottle drive is being planned for the September long weekend.

Some other ideas suggested were silent auctions and memorial benches.

Three quotes for playground equipment were distributed. Discussion followed and the consensus of members is that any playground equipment should be commercial quality as opposed to residential backyard quality.

On behalf of the Board of Directors, Wally asked the general membership to approve the spending of up to \$8,000.00 (money we received from the Gun Club for a land use agreement in 2018) be put towards the purchase of playground equipment.

Rod McEachern made a motion that the Directors be allowed to spend up to \$8,000.00 from association funds for commercial grade playground equipment. Seconded by Jeff Traplin CARRIED.

Directors will proceed by obtaining commercial playground quotes including installation to mitigate liability. Fundraising efforts will continue.

8. Ball Park Property

Dianne Purdy read an email from a property owner indicating they would rather see something done at the ballpark located behind the fruit market, instead of spending more money on additional playground equipment at the beach. Lloyd Cotton suggested that we need to create something more appropriate for pre-teens and teenagers.

Wally advised that a first step would be to bring in equipment to clear the weed and tree overgrowth. Discussion followed and Eric Scetto from Scetto Construction volunteered to donate his time and equipment this fall to cut down the overgrowth. Some suggestions for future use of the ballpark were a cross fit or obstacle course for teenagers and adults.

9. Movie Under the Stars

Thanks to Krista Nicholson for organizing the movie night showcasing “The Secret Life of Pets 2” on August 20 at the beach. The evening was a success with approximately 50 adults and children in attendance. It was a beautiful, warm evening and a good time was enjoyed by all.

Thanks to Nathan Wright for providing power from his generator since power was out in the area for the whole evening. Thanks as well to Kyle Purdy for donating the movie projector and technical equipment.

10. Lot Levy Draw

A draw was held for two property owners who were in attendance (Directors excluded) to win their lot levy. Congratulations to the winners Lori McEachern and Lloyd Cotton.

11. Annual Summer Picnic

Wally reminded everyone of the BPOA Annual Picnic scheduled for Sunday, August 22 at 3 p.m. at the beach.

Wally thanked everyone for attending. The meeting adjourned at 3:05 p.m.