



Board of Directors Meeting Minutes

In person Meeting
January 10, 2024

Committee Position	Name	Meeting Date																
		14/12/2023	10/01/2024	14/02/2024	13/03/2024	/04/2024	/05/2024	/06/2024	/07/2024	/08/2024	/09/2024	/10/2024	/11/2024					
Voting Members	President	Joe Currier (#381)	X	X														
	Vice President	Kitty Pope (#139)	X	X														
	Treasurer	Mary-Beth Mentley (#421)	X	X														
	Secretary	Teresa Conte (#543)	X	X														
	House & Grounds	Brian Mentley (#421)	X	X														
	Road & Ramp	Kirk Churchill (#225)	N	X														
	Membership	Linda Georgiu (#329)	N	X														
Meeting Quorum (minimum 4)																		
Non-voting	Appointed Members																	
Guests																		

P = Present E = Excused (voting only) U = Unexcused (voting only) N = Absent with Notice

Our mission is to responsibly guide a community organization that encompasses and respects family values, by focusing on improving and continuing to build a strong foundation for the future of LECC. Through leadership, teamwork and communication, as well as fiscal responsibility, we are committed to actively serving the members that we represent, while also respecting and protecting the unique natural environment around us.

Lake Erie Country Club Ltd. has been a member-owned community since 1918



Board of Directors Meeting Minutes

LECC Clubhouse
January 10, 2024

CALL TO ORDER	President	TIME: 6:06 PM
<ul style="list-style-type: none"> ○ Quorum confirmed, 7 voting members 		
APPROVAL OF PREVIOUS MINUTES	Secretary	
<p>Motion: To accept the minutes with edits of December 14, 2023 meeting.</p> <p>Made by Joe Currier Seconded by Kitty Pope</p> <p>PASSED</p>		
PRESIDENT'S REPORT	Joe Currier	
<ul style="list-style-type: none"> • Joe confirmed that the appointment with Andrea (lawyer) is on Tuesday, January 16th. The board will discuss areas of change in the LECC bylaws that are required by the Ontario Not for Profit Corporations Act. Joe will create a shared document for the list of LECC Bylaw issues to discuss with Andrea. All board members were asked to note any areas for discussion. 		
VICE PRESIDENT'S REPORT	Kitty Pope	
<ul style="list-style-type: none"> ○ Kitty provided a verbal report of the areas for discussion regarding the LECC Bylaws. 		
TREASURER'S REPORT	Mary-Beth Mentley	
<ul style="list-style-type: none"> • Mary-Beth updated the TCV (Tax Compliance Verification) form with the names of the current board members. The form was emailed to the entire board for review. • Motion: To accept the Treasurer's report that was emailed in advance of the meeting Made by Linda Georgiu Seconded Kirk Churchill PASSED 		
SECRETARY'S REPORT	Teresa Conte	
<ul style="list-style-type: none"> ○ Teresa developed and emailed a new 2 page lease contract for the LECC farmland. All were in agreement with the five year lease agreement. Brian will have the new farmer sign the contract. ○ Confirmed the date of Town Hall meetings, AGM & other key dates for 2024; Monday, April 15th—Annual Membership Invoices will be sent out (due in 60 days) Wednesday, May 15th—Deadline date for Board Nominations and Motions Tuesday, May 21, at 6:00 p.m.—Town Hall Meeting #1 Friday, June 7th—Online voting commences until June 15th Saturday, June 8th, at 10:00 a.m.—Town Hall Meeting #2 Saturday, June 15th at 10:00 a.m.--AGM 		

HOUSE & GROUNDS REPORT	Brian Mentley
<ul style="list-style-type: none"> ○ Brian recruited Matt Marontate as the new farmer for the LECC farmland. The contract will include a fee of \$225 per acre for a total of 17.5 acres. An increase in rental income from \$2100 to \$3937.50. Matt will grow soy beans and another crop. 	
ROAD & RAMP REPORT	Kirk Churchill
<ul style="list-style-type: none"> ○ Discussed the three roofing quotes that were emailed to the board. The board will determine the required amounts to put into the roof reserve fund based on this information. In addition, target dates for completion will be set according to the roof assessments by each company. ○ Brian agreed to get a quote for the shingles for the brown shed as it requires more immediate repair. 	
MEMBERSHIP REPORT	Linda Georgiu
<ul style="list-style-type: none"> ○ Homes for sale--#229 (\$899,888) and #419 (\$829,888) ○ Homes for long term rental--#297 (\$2700/month) and #441 (\$2750/month) 	
AUXILIARY REPORT	Linda Georgiu
<ul style="list-style-type: none"> ○ Discussion regarding long term renters use of the clubhouse but at a higher rate because they are non-members. Motion: Allow long term renters (12 months+) to utilize the clubhouse at a rental rate of \$150. Made by Linda Georgiu Seconded by Kitty Pope PASSED ○ Linda will bring this board decision to the Auxiliary Meeting on January 17th, 2024. ○ Christmas Party was once again a success. The Beatles Night is on January 27th, 2024. 	
OLD BUSINESS	
<ul style="list-style-type: none"> ○ No Report 	
NEW BUSINESS	
<ul style="list-style-type: none"> ○ Discussed the issue that no two board members are authorized to sign an ERCA permission form regarding LECC's property without bringing the complete proposal to the entire board for discussion and a formal motion as per LECC Bylaws. 	
ADJOURNMENT	
<p>Motion: To adjourn made by Brian Mentley seconded by Linda Georgiu PASSED Next meeting to be held Wednesday, February 14, 2024, at 6:00 PM.</p>	
TIME:8:20 PM	