



# Board of Directors Meeting Minutes

In person Meeting  
February 14, 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	X											
	Vice President	Kitty Pope (#139)	X	X	X											
	Treasurer	Mary-Beth Mentley (#421)	X	X	X											
	Secretary	Teresa Conte (#543)	X	X	X											
	House & Grounds	Brian Mentley (#421)	X	X	X											
	Road & Ramp	Kirk Churchill (#225)	N	X	X											
	Membership	Linda Georgiu (#329)	N	X	N											
<b>Meeting Quorum (minimum 4)</b>																
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  
February 14, 2024

CALL TO ORDER	President	TIME: 6:15 PM
<ul style="list-style-type: none"> <li>○ Quorum confirmed, 6 voting members</li> </ul>		
APPROVAL OF PREVIOUS MINUTES	Secretary	
<p><b>Motion:</b> To accept the minutes with edits of January 10, 2023 meeting.</p> <p>Made by Kitty Pope Seconded by Kirk Churchill</p> <p><b>PASSED</b></p>		
PRESIDENT'S REPORT	Joe Currier	
<ul style="list-style-type: none"> <li>• Meeting with Andrea Thielk (lawyer)--Joe reported that Andrea's office completed a search and LECC is registered with the government as a "social club with share capital". Andrea sent a summary email of the Zoom meeting held on February 1<sup>st</sup>, 2024.</li> <li>• Summary of email: LECC has 3 opportunities;             <ul style="list-style-type: none"> <li>○ Continue as LECC is currently operating by choosing the Ontario Not-for-Profit Corporations Act (ONCA)</li> <li>○ LECC would be a corporation without share capital. Continue as a co-operative corporation under the Ontario Co-operative Corporations Act (OCCA): LECC may or may not have share capital.</li> <li>○ Continue as a business corporation with share capital under the Ontario Business Corporations Act (OBCA). LECC would be a corporation with share capital and shareholders.</li> </ul> </li> <li>• The deadline to complete the continuation of any of the three options above is October 19, 2026.</li> <li>• Andrea recommended meeting with Heather Keachie of Gardiner Roberts Law Firm in Toronto as she has expertise and experience with this situation. Ms. Keachie could answer some of the questions raised by the board; Pros &amp; Cons of each option, Share certificate issue, Dissolution and reallocation of assets, Potential disagreement of Membership.</li> <li>• Andrea stated she was in agreement with LECC's Restrictive Covenant Agreement and recommended that this practice be continued. The Agreement is still binding if members do not sign it as it falls under the Unjust Enrichment law.</li> </ul> <p><b>Motion:</b> LECC Board to hire Heather Keachie, Gardiner Roberst Law Firm, 22 Adelaide St. W., Toronto, ON, M5H 4S3, as a consultant to explore the three options discussed in the meeting with Andrea Thielk.</p> <p>Made by Kitty Pope Seconded by Kirk Churchill</p> <p><b>PASSED</b></p>		
VICE PRESIDENT'S REPORT	Kitty Pope	
<ul style="list-style-type: none"> <li>○ Kitty discussed potential questions for the first membership survey. Surveys will only have 3-4 questions and be distributed every few months. The survey will include; membership</li> </ul>		

demographics (age, year round or seasonal residency, number of years on the beach etc., the importance of allowing hunting on the marsh (1-5 scale) & the importance of LECC amenities which will be listed. A comments and idea section will also be included at the end of the survey.

- Survey to be distributed via Survey Monkey at the beginning of March. Closing date will be March 30<sup>th</sup>.

**Motion:**

To issue the 1<sup>st</sup> 2024/2025 Membership Survey for LECC

Made by Kitty Pope

Seconded by Brian Mentley

**PASSED**

**TREASURER'S REPORT**

**Mary-Beth Mentley**

- The topic of board progression was discussed. There was disagreement among the board regarding the proper way forward. It was decided to ask our legal counsel for direction in the upcoming election and also to clarify in our by-laws for future reference.
- Mary-Beth provided the January bank statement and ledger account list in advance of the meeting as well as the Common Area Graphs for December and January. She also advised the board that with the changes to online banking she considered it a benefit to Lecc to cancel the mailed statements. We can now access monthly statements online on the 2<sup>nd</sup> of each month and save the \$4.00 monthly fee. There were no questions or concerns expressed.

- **Motion:**

To accept the Treasurer's Report

Made by Kitty Pope

Seconded Kirk Churchill

**PASSED**

**SECRETARY'S REPORT**

**Teresa Conte**

- Discussion regarding edits to LECC's Farm Lease Agreement. The following edits will be made; Deposit date and date of final payment, requested copy of proof of insurance. Brian suggested that he & Teresa meet with Matt Marontate, RR#2, 4557 Concession 4, Harrow, ON, N0R 1G0 to sign the lease agreement as two board signatures are required.
- Teresa followed up with Kevin Money, ERCA Re: clearing of brush at the LECC entrance sign and at the first bend in the private road. Both areas are ERCA private property. The brush clearing was completed by ERCA staff on February 14, 2024. A thank-you email was sent to Kevin on behalf of the board.
- Confirmed Kevin Money, ERCA to attend April meeting. All in agreement.

**HOUSE & GROUNDS REPORT**

**Brian Mentley**

- Proposed moving items from the brown shed to the yellow detached garage instead of repairing the rotted roof at a cost of \$500 (shingles) + \$1000 (rental of bin). Teresa stated that the historical documents can be transferred from the rusty file cabinets to storage bins. They will be scanned and posted on the website.
- Brian will take measurements of the walls of the caretakers garage and hot water tank room to purchase the appropriate material for repair. Teresa offered to bring any old paint cans in the garage to Duby's Home Centre as they have a paint recycle program.

<ul style="list-style-type: none"> <li>○ Brian stated that he can potentially get access to free fill from a builder in Amherstburg. Both the fill and trucking of the fill will be free. Brian to follow up to see if LECC can be on the list. The fill will be placed in the area from the butterfly garden &amp; playground area to the private road to prevent flooding during heavy rainfall.</li> <li>○ Teresa inquired if stone can be placed in the circle driveway at the clubhouse and parking lot as it is extremely muddy. Brian indicated that it is not the proper weather and will have stone placed in those areas in May.</li> </ul>	
<b>ROAD &amp; RAMP REPORT</b>	<b>Kirk Churchill</b>
<ul style="list-style-type: none"> <li>○ Kirk discussed free fill from a Windsor development site. Board decided against this as the trucking would be too expensive (approximately \$150/hour).</li> <li>○ Inquired about removal of tree stump by playground area as it poses a safety issue.</li> <li>○ Inquired about timeline for moving trees planted along side private road that are on ERCA's property. ERCA had made this request at the April 2023 meeting with the LECC Board.</li> <li>○ Will get an updated quote from Dufour for roofing repair on pavilion and detached garage.</li> </ul>	
<b>MEMBERSHIP REPORT</b>	<b>Linda Georgiu</b>
<ul style="list-style-type: none"> <li>○ No report as Linda was on vacation.</li> </ul>	
<b>AUXILIARY REPORT</b>	<b>Linda Georgiu</b>
<ul style="list-style-type: none"> <li>○ No report as Linda was on vacation.</li> </ul>	
<b>OLD BUSINESS</b>	
<ul style="list-style-type: none"> <li>○ No Report</li> </ul>	
<b>NEW BUSINESS</b>	
<ul style="list-style-type: none"> <li>○ <u>Board Priorities for Completion of 2023/2024 Budget;</u> <ul style="list-style-type: none"> <li>• Stone for clubhouse driveway &amp; parking lot</li> <li>• Boat ramp- installation of extended metal poles</li> <li>• Roof/shingles on pavilion and detached garage</li> <li>• Furnance, window and clubhouse roof reserve funds</li> <li>• Maintenance of trees</li> </ul> </li> </ul>	
<b>ADJOURNMENT</b>	
<p><b>Motion:</b>  To adjourn  Made by Brian Mentley  Seconded by Kitty Pope  <b>PASSED</b>  Next meeting to be held <b>Wednesday, March 20, 2024</b>, at 6:00 PM.</p>	
TIME:7:58 PM	