



# Board of Directors Meeting Minutes

In person Meeting  
March 20, 2024

Committee Position	Name	Meeting Date														
		14/12/2023	10/01/2024	14/02/2024	20/03/2024	02/04/2024	10/05/2024	/06/2024	/07/2024	/08/2024	/09/2024	/10/2024	/11/2024			
Voting Members	President	Joe Currier (#381)	X	X	X	X										
	Vice President	Kitty Pope (#139)	X	X	X	X										
	Treasurer	Mary-Beth Mentley (#421)	X	X	X	X										
	Secretary	Teresa Conte (#543)	X	X	X	X										
	House & Grounds	Brian Mentley (#421)	X	X	X	N										
	Road & Ramp	Kirk Churchill (#225)	N	X	X	X										
	Membership	Linda Georgiu (#329)	N	X	N	X										
<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: 6:10 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 February 14, 2023 meeting. Made by Kitty Pope Seconded by Linda Georgiu <b>PASSED</b></p>		
PRESIDENT'S REPORT	Joe Currier	
<ul style="list-style-type: none"> <li>Board Progression information has been sent to Andrea Thielk (lawyer). Joe and Kitty to meet with Andrea once the material is reviewed.</li> <li>The minutes of the Zoom meeting with Heather Keachie (Toronto lawyer) and the retainer agreement were sent out with the board meeting package. Discussion on both documents. Joe to email Heather and ask for clarification regarding the work detailed in the retainer agreement. The board is requesting that the three options of Ontario Not for Profit Corporations Act (ONCA), Ontario Co-operative Corporations Act (OCCA) and Ontario Business Corporations Act (OBCA) be detailed in a document that lists pros and cons for each option (eg. taxes, payout costs for shares, bylaw changes, etc.) which will be presented to membership for discussion and questions. Discussed that the decision by membership vote (2/3 majority) must take place before the legislative deadline of October 2026.</li> </ul>		
VICE PRESIDENT'S REPORT	Kitty Pope	
<ul style="list-style-type: none"> <li>Kitty reported that the membership surveys were sent to 152 member emails. As of March 13<sup>th</sup>, 63 surveys have been received. A reminder has been posted on the LECC chalk board. A reminder will also be emailed out. The survey closes on March 31<sup>st</sup>. Survey results will be shared with the board and membership.</li> </ul>		
TREASURER'S REPORT	Mary-Beth Mentley	
<ul style="list-style-type: none"> <li>Mary-Beth provided the February bank statement and ledger account list in advance of the meeting as well as the Common Area Graph for February. Bank balance as of February 29, 2024 is \$75,422.73.</li> <li><b>Motion:</b> To accept the Treasurer's Report Made by Linda Georgiu Seconded Kirk Churchill <b>PASSED</b></li> <li>Reviewed 2024/2025 budget chart and expenses to date. The board will meet on April 2<sup>nd</sup> to complete the chart once all expenses are received as of March 31, 2024. Road resurfacing reserve funds in the amount of \$27,000 and clubhouse and pavilion roof, caretaker &amp; clubhouse windows and clubhouse furnace replacement reserve funds in the amount of \$10,000 were placed in a GIC at the Bank of Montreal, Amherstburg in June 2023.</li> </ul>		

<b>SECRETARY'S REPORT</b>	<b>Teresa Conte</b>
<ul style="list-style-type: none"> <li>The farm land lease agreement with edits was sent out with the board package. Agreed that a deposit of half of the lease rental fee would be collected upon the signing of the agreement and the remaining rental fee will be collected at the end of the season. Brian and Teresa to meet with Matt Marontate, RR#2, 4557 Concession 4, Harrow, ON, N0R 1G0 to sign the lease agreement.</li> <li>The Town of Amherstburg will not pay for the sign at the vehicle turn around across from #595 since the sign is located on LECC property and not on town road easement. Kirk will contact James Gibb Signs regarding the printing of a sign for that location.</li> </ul> <p><b>Motion:</b> LECC to cover the cost of a sign which reads; Vehicle Turn Around, No Parking. Made by Kitty Pope Seconded by Kirk Churchill</p> <p><b>PASSED</b></p> <ul style="list-style-type: none"> <li>Discussed renewal of caretaker agreement to specify rent reduction as of January 1, 2023 for use of wifi at clubhouse and coverage for cost of required insurance for grounds works. Edits will be sent to the board for review.</li> </ul>	
<b>HOUSE &amp; GROUNDS REPORT</b>	<b>Brian Mentley</b>
<ul style="list-style-type: none"> <li>No report as the remaining agenda items were deferred to the April 10<sup>th</sup> meeting.</li> </ul>	
<b>ROAD &amp; RAMP REPORT</b>	<b>Kirk Churchill</b>
<ul style="list-style-type: none"> <li>No report as the remaining agenda items were deferred to the April 10<sup>th</sup> meeting.</li> </ul>	
<b>MEMBERSHIP REPORT</b>	<b>Linda Georgiu</b>
<ul style="list-style-type: none"> <li>No report as the remaining agenda items were deferred to the April 10<sup>th</sup> meeting.</li> </ul>	
<b>AUXILIARY REPORT</b>	<b>Linda Georgiu</b>
<ul style="list-style-type: none"> <li>No report as the remaining agenda items were deferred to the April 10<sup>th</sup> meeting.</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>No Report</li> </ul>	
<b>ADJOURNMENT</b>	
<p><b>Motion:</b> To adjourn Made by Joe Currier Seconded by Linda Georgiu</p> <p><b>PASSED</b></p> <p>Next meeting to be held <b>Tuesday, April 2, 2024</b>, at 6:00 PM for completion of 2024/2025 budget and <b>Wednesday, April 10<sup>th</sup>, 2024</b> at 6:00 pm—regular board meeting. Kevin Money, ERCA to attend.</p>	
<b>TIME:8:13 PM</b>	