



Town Hall Meeting Minutes

In person Meeting
May 21, 2024

Committee Position	Name	Meeting Date												
		21/05/2024												
Board of Directors	President	Joe Currier (#381)	N											
	Vice President	Kitty Pope (#139)	X											
	Treasurer	Mary-Beth Mentley (#421)	X											
	Secretary	Teresa Conte (#543)	X											
	House & Grounds	Brian Mentley (#421)	X											
	Road & Ramp	Kirk Churchill (#225)	X											
	Membership	Linda Georgiu (#329)	X											
Meeting Quorum (minimum 4)														
Non-voting	Appointed Members													
LECC Members in Good Standing	Doug McTaggart #577, Ed Mosco #531, Enio Parete #543, Peggy Baker #221													
	Jonathan Sinasac #419, Rory & Laurene Vernon #163, Mike & Sonja Davis #401													
	Pam Essery #401, Randy Rollo #115, Sandra Grant #285, Janet Johnson #205													
	Mar Marxim #367, Jim Maxim #367, Maggie Gutierrez #597, Donna Burak #591													
	Cory Burak #591, Bill McKinnon #389, Marianne Grayce #533, Jo-Anne Buhler #525													
	Mark Buhler #525, Bruce Smith #321, Kristy LeBlanc #453													

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



Town Hall Meeting Minutes

LECC Clubhouse
May 21, 2024

CALL TO ORDER	Vice President	TIME: 6:04 PM
<p><u>Welcome—Introduction of Board of Directors and Members present</u></p> <ul style="list-style-type: none"> • Introductions completed by board and members. Bruce Smith announced that he will be joining the board. <p><u>LECC Corporate Status and Legislative By Law Compliance</u></p> <ul style="list-style-type: none"> • Due to the change in legislation, LECC must revise their bylaws by October 2026 and change the legal status of the corporation. LECC Ltd. was initially established by letters patent as a for profit corporation, however, over the years, the club began to file taxes as a not for profit due the nature of it's financial operations. • The board met with the LECC lawyer who did a formal search on the legal status of LECC. LECC Ltd. is legally registered as a social club with shareholders and thus a share capital corporation. The legislation requires corporations with this unique status to choose to legally register under one of the three options; (1) Not for Profit (2) For Profit (3) Cooperative. • The board has met with a lawyer who specializes in this area. She has provided a detailed memo on the pros and cons of each of these options. A summary of this report will be sent to members later this year. • Doug McTaggart #577 asked if a copy of the full report could be made available to members. It was indicated that the report would be available on the LECC website. • Members will not be asked to make any decisions at this point. The board has not submitted any motions regarding this matter for the 2024 AGM. Several Town Hall meetings will be held to discuss the options in detail and the board's recommendation based on the lawyers memo. • Portions of the bylaw edits will be presented at each Town Hall meeting for discussion. Focusing on each portion will allow for thorough discussion on the benefits of all members. • If the LECC Ltd. does not complete the task of choosing one of the three status options and editing their bylaws by October 2026, the corporation will legally dissolve. • A committee comprised of board and membership will be formed to review and edit the bylaws prior to presentation to the board and membership. A notice requesting volunteers for the committee will be sent at a later time. • Mike Davis #401 requested that the board explore the option of a REIT (Real Estate Investment Trust) with the lawyer. Agreed to inquire about this option and provide feedback to members. <p><u>LECC Members Survey Results</u></p> <ul style="list-style-type: none"> • Reported that 125 emails were sent to members with a response of 85. Information was collected regarding the basic demographics of the our current membership as there has been a 47% change in membership in the past seven years. Members who responded ranked the 		

amenities which provides the board with a guideline of where to allocated funds for improvements and repairs.

- Jonathan Sinasac #419 stated that was informed that members could respond more than once to the survey and there was some question to the validity of the results and in particular to the question related to the hunt club. It was also noted by some members that there was low probability that members would take the time to submit multiple responses. In addition, all surveys have a margin or error and would be questioned in the case where there is a result of a 50% response vs the current 70% response.
- Discussed the option of paying for the use of future membership surveys using Simply Voting as it only allows for one response per member. The board will discuss this option at a future meeting.
- Mike Davis #401 commented the type of questions asked and inquired why other topics were not surveyed. It was explained that several brief surveys with various topics would be distriubuted periodically throughout the year as this would allow for a greater response by members.
- Jonathan Sinasac #419 introduced himself as the new President of the LECC Hunt Club. He is working with the board to submitted the insurance and list of hunt club members as noted in the LECC Bylaws. He explained that there are currently two functional LECC blinds in the marsh as the others have deteriorated. The hunt club will slowly work to rebuild these blinds to an acceptable condition. It was noted that the two blinds at the east end of Lakeside Drive are owned by ERCA.
- Jonathan will send information regarding the details of the hunt club membership (how to join, fees, insurance requirements, map of LECC blinds, season dates, time of day for hunting, etc.) to the board for posting on the website.
- Kitty mentioned that based on comments on the survey there appears to be some confusion about the ownership of the two roads. Lake Erie Country Club Drive (road connecting County Rd 50, the highway to the stop sign in LECC) is our private road and a club asset. Lakeside Drive (road that runs in front of our homes) is a municipal road owned and managed by the Town of Amherstburg. Any issues regarding potholes can be directed to the Town by any tax paying member. Issues regarding the private road can be forwarded to the board.
- Pam Essery #115 inquired how much of our budget is set aside each year to resurface the road and has the board considered giving it to the town. She noted that the town uses the road at our cost. Teresa Conte #543 indicated that \$13,500, which works out to \$126.16 per household per year, is set aside each year as per a motion approved by membership. When the initial resurfacing was completed the Town contributed approximately \$20,000 because they do recognize their use of the road. Additionally, they contributed several thousand dollars to the second resurfacing.
- Enio Parete #543 and Bill McKinnon #389 reported that the Town of Amherstburg had indicated in the past that it would cost approximately \$200,000 bring the road up to municipal standards which would involve guard rails and other safety standards. There was also discussion of how the resurfacing of that road would not be a priority of the town as many of the main roads in the municipality have not been resurfaced in over 30 years.
- Doug McTaggart #577 stated that the board and membership voting to resurface the private road was one of the best decsions that LECC has ever made as it benefits all members.
- LECC Trails were one of the top 5 amenities enjoyed by members. It was explained that there

are the following two main trails in LECC; the Tom Adams trail that is unfortunately overgrown and needs to be cleared. This trail is behind the clubhouse, continues onto the island and exits onto LECC property on the north side at #225. Brian Mentley #421 reported that he will be installing a new bridge at that location. The second LECC trail is on the west side of Lake Erie Country Club Drive, across from the water sanitation station. The trail is also used by golf carts.

- Some members inquired if the trails at the first bend are on LECC property. It was noted that this is ERCA property, just as the first bend in the road belongs to them. The board has been communicating with ERCA to continue to clean the overgrown weeds at the bend as it poses a safety hazard. Also, ERCA has informed the board that the emergency access at the west end of Lakeside Drive will be clearly in the near future.
- Members were reminded that if they attempt to enter Holiday Beach at the west end of Lakeside Drive, they could face a fine by ERCA. The board has been attempting to meet with ERCA at least once per year to discuss how to work together. ERCA has offered LECC members a reduced pass for \$40 per year. The board will inquire as to how to obtain the reduced fee permit.
- Donna Burak #591 inquired why the \$17,525 in LECC income is not used for any expenses or placed in reserves for future projects, in lieu of raising membership dues. Mary-Beth Mentley #421 explained that some of the funds are placed in allocated reserve funds for future repairs and improvements for the furnace, roof and windows.
- Members also inquired if the allocated reserve funds were in the bank account or in a GIC. Mary-Beth reported that \$37,000 is in a GIC and will mature this June. It has earned approximately \$1,000 in interest. The board will meet with the bank for renewal of the GIC and explore whether it should be a single GIC or multiple.
- The Green Committee was congratulated by all on work they have done this past year and the beautiful flowers that they have recently planted. Bill McKinnon #389 stated that the large wooden blue planter will not be placed next to the entrance sign this year due to concerns of safety. It will be placed near the forested area, in the second bend in the road, just before the causeway.
- Teresa Conte #543 asked members what specific improvements they would like to see occur on the beach. It was noted that the grass and weeds in the baseball diamond needs to be removed. Mark Buhler #525 inquired of when the boat ramp will be completed as he experiences difficulty in launching his boat. Brian Mentley #421 reported that there are plans to extend the poles. It was mentioned that the LECC boat ramp will never be a fully shelter boat launch area as it is not a protected area like a marina. The cost of making the boat ramp fully protected would be beyond LECC's budget.
- Randy Rollo #115 mentioned that individuals from outside of LECC are continuing to park on Lakeside Drive near the Horseshoe pits and entering into Holiday Beach through the emergency access. This issue will be discussed with ERCA.

ADJOURNMENT

Motion:

To adjourn

Made by Kitty Pope

Seconded by Kirk Churchill

PASSED **Next Town Hall meeting to be held **Saturday, June 8th, 2024** at 10:00 am Time: 7:46 PM