

(iii) Pine Rock Golf Financial Report

Monthly revenue Jan to June, 2024	\$ 6,095.00
Monthly expenses Jan to June, 2024	\$ 3,380.05
Bank Balance as of January 1, 2024	\$ 7,729.91
Bank Balance as of June 30, 2024	\$ 10,444.86

Motion: To approve the Rec Club & Pine Rock Financial for June 2024

Motioned by; Doug Carson; Seconded by Brenda Wilson

All in favour

Motion CARRIED

Note – The Liason for the Committees has inquired about attending all committee meetings and report back to the Board on any issues concerning any committee.

The Board decided that this would be an asset to all involved.

5. Park Manager’s Report:

The Park Manager joined the meeting at 1:25 PM.

Action sheet was reviewed, items added, modified or deleted.

#	AGENDA ITEMS	ACTION PLAN	ASSIGN DATE	PROPOSED COMPLETION
1	One new electrical pedestal to be installed	There will be disruption in power service on the day the new electrical pedestal will be installed. Notice will be given to members. Awaiting the electrician (ELG will do the install).	June 2022	2024
2	Street light replacement	Two new lights have been installed at the bridge by the canal at a cost of \$300 each. ELG has removed the old lights at a total cost of approx. \$1,000. The new light in B section will be adjusted.	Apr. 15/23	Ongoing
3	Hydro installed in mini putt	We have done some digging and not found exactly what we wanted. We believe the backhoe probably damaged the line so bad years ago that we will have to run a new line from the lawnmower shed to the south Compound fence.	May 13, 2023	2024
4	Transformer Hot Spots	The boom truck cannot reach, therefore will need to do some rigging. Richard will follow up again with Elligson Electric.	Dec. 2023	Ongoing
5	Muskrats	The muskrats are proving to be a challenge. The Park Manager has called The Critter Guy and is hoping he is able to come to the Park the week of May 13/24. The Critter Guy hasn’t returned the Park Manager’s call so he will follow up again.	Jan. 2024	Ongoing
6	2019 Septic Bed Issues	Stew Dolstra from Cambium Engineering will have a plan drawn up for you to approve, and then send to the MOE within the next two weeks. I quizzed him on approximate cost, and he figured in excess of half a million to complete the work.	Jan. 2024	2024

		<p>They are considering an extra chamber before the septic bed to further allow the effluent to settle.</p> <p>Metering devices are also being considered to measure the flow to the beds.</p> <p>He figures that would prove to the MOE of our lower rates that we create.</p> <p>The last week we have been pumping the chambers every other day, and monitoring the results. When it rains there can be an effect to promote a breakout on the septic bed.</p> <p>I'm not sure how the project will be handled, invitational tender or posted.</p> <p>I think with the time of the year, most companies will be busy, but hopefully one can do it in a timely fashion.</p>		
7	Pesticide License	The Park Manager would like to take the course and then rewrite the exam	Jan. 2024	Ongoing
8	Environmental Compliance Approval	<p>Serf and I had a Skype meeting with an Engineer from Cambium on Tuesday July 16, 2024. Based on our conversation the plan is</p> <p>1) design a new leaching bed in the fairway 8 and decommission existing bed 1 and 2 (phase 1) complete with new septic tanks intercepting force main</p> <p>2) Expand leaching bed 4 to accommodate the design flow from the south end of the park (phase 2) bed 4 may need to be stripped and built up higher. Complete with new septic tanks intercepting force main.</p> <p>3) Apply for upgrades/repairs to bed 3 (phase 3) expected to strip biomat, stone, and pip. Raise bed and expand footprint</p>	Jan. 2024	Ongoing

Richard is asking that a locate or Quality Underground solutions be used for digging with post hole spikes as most utilities are located very close under our infrastructure.

Motion: To make sure any member using post hole spikes MUST have a locate or Underground Solutions to dig the holes
 Motioned by; Brenda Wilson, seconded by Dave Schieckoff All in favour **Motion CARRIED**

Snapping Turtles in Lake:

We have some Members that are concerned about the snapping turtles.

One Member believes that a snapping turtle was in the area of the floating dock and it scratched a child's leg as the child jumped into the water.

As far as I know, there has been nothing in the archives, of anyone being bit by a turtle in the 53 years since the park was opened.

I have called the Ausable Bayfield Conservation Authority and they said that the turtles move away from any human activity. The Authority says it is almost unheard of that someone has been bit in the water.

Big snapping turtles are not fast moving, and they may be slow to lumber away from swimmers.

On land, the turtles may snap if they feel threatened. Snapping turtles can not retract into their shells as painted turtles can to protect themselves.

In Ontario, snapping turtles are considered an endanger species. Federally they are on the protected species list.

Snapping turtles do help to keep a body of water healthier by eating dead fish, crayfish, etc.

When it comes down to it, the turtles may have more rite to the Lake than we do!

Office/Store AC Condenser:

The new unit has been installed by Ferguson and the employees are comfortable.

Septic Bed Issues:

Pres. Nancy, Director Steve and myself had a skype meeting with Stew Dolstra from Cambium.

He explained that they have been working on two options, and will have pricing for both this week to take to the General Meeting.

Transformer Hot Spots:

Elligsen Electric has been contacted again and they say they will get it on their agenda. It will need to be a planned event, as the Park power will need to be shut off for an hour or two.

Regular Maintenance Work:

With new trailers coming in, we have been upgrading water/sewer services and replacing leaking water services. At this moment we have four open excavations.

It has been a tough deal to get everything completed with people on Holidays and some illness.

On Tuesday July 09th, we finally installed most of the speed bumps, which some Members have been asking for weeks.

Priorities have to be made and unfortunately some things get put on hold.

Waiting for word from the Engineers, has us a bit on edge, because we are keen to make the big correction on the Island, which has been the source of our problems.

The Park Manager left the meeting at approximately 1:55 PM.

7. Unfinished Business

Action sheet was reviewed, items added, modified or deleted.

#	AGENDA ITEM	ACTION PLAN	STATUS
1	Revamping Pine Lake's website.	The President has asked Patrick to move to production mode but it hasn't been done yet. The President will follow up with Patrick. The 3 rd phase will include the	Ongoing.

		Rec Committee, for example, to have the ability to post events, updates, etc.	
2	Trees removed.	The Directors will need to ask members if they require a tree/trees. Note - If a member wants a tree, they are able to order them on their own.	Ongoing.

8. President Opening Business

Motion: To go in camera for the purpose of discussing a legal issue 2:00 PM
 Motioned by: Serf Koebel; Seconded by Brenda Wilson All in favour **Motion CARRIED**

Motion: To go out of camera 2:15 PM
 Motioned by: Steve Huff; Seconded by Dave Schieckoff All in favour **Motion CARRIED**

Motion: To go in camera for the purpose of discussing a member complaint 2:30 PM
 Motioned by: Steve Huff; Seconded by Dave Schieckoff All in favour **Motion CARRIED**

Motion: To go in camera for the purpose of discussing a member complaint 2:45 PM
 Motioned by: Dave Schieckoff; Seconded by Steve huff All in favour **Motion CARRIED**

The Recording Secretary position has been filled by Jacky Rohfritsch T26

The Sales Team resumes have been received and interviews will commence the week of July 29, 2024 after the new Directors have had time to look them over.

The sales agreement was taken to the lawyer for review.

The Directors have indicated that they don't feel they are qualified to be measuring lots for sales purposes. The maintenance staff have the knowledge and experience as to where underground services are, etc. This issue will be discussed further.

Note – The Directors will measure sites and may take Maintenance personal with them if needed.

9. New Business

i) It was noted that if a Board member wants to send a communication to the Members to contact Brenda Wilson and she will be post it on the official Facebook Page. This is up for further discussion.

Note – Many Seasonal sites have wondered how they access information on events in the park. Seasonals may access the bulletin and the friends of Pine Lake Facebook page.

ii) A Member has put in a suggestion for the new website. They would like to add a new section on the website titled 'Pine Lake Stories'. This page would feature a profile of a Member/Membership, with an archive available of previous profiles. The Member indicated this would be a way to document Pine Lake's history through the voices of it's elders. It was noted that the website has both a public and private view, and a discussion will need to be had with Amanda Leidl. Brenda Wilson will get back to this Member. She'll also let them know that the new website is still a work in progress

iii) A discussion was had with respect to better defining compound spots. A suggestion was made to use something similar to a bicycle lock, could be put on the chain link fence at the spots on the outside perimeter. Another suggestion was to use a stake and a rope/cord. This way the Member can still access their spot. Dave Schieckoff will investigate this further.

Note – Suggestions on how to mark the compound sites are being discussed with Directors and the new Compound Co-Ordinator.

The fireworks that were cancelled on July long weekend are being looked after by Deb Jackson. Members will be notified of date when Deb has approval from by law officer.

Nancy updated the Board with the lawyer’s information on the Landlord and Tenant Board.

10. Correspondence

N/A

11. Section Reports

A – NIL

B –Compound.

C – NIL

E – Deck

F - NIL

P - NIL

S – Gazebo variance

T – NIL

12. Motion to Adjourn: 3:11 p.m.

Motioned by: Brenda Wilson; Seconded by Steve Huff

All in favour

Motion CARRIED

Next Meeting: Saturday August 10, 2024 @ 9:00 a.m. in the Board Room