

GIC	\$ 967,369.89
Interest accrued since last payment	\$ 26,226.03
Total GIC	\$1,293,595.92

Motion: To approve the Treasurer Report for May, 2024.

Motioned by: Brenda Wilson; Seconded by Brenda Bray

All in favour

Motion CARRIED

(ii) Rec Club Financial Report

Bank Balance as of June 7, 2024 \$40,086.64

(iii) Pine Rock Golf Financial Report

Monthly revenue Jan to May 2024	\$ 1,545.00
Monthly expenses Jan to May, 2024	\$ 2,402.43
Overall Total	\$ -857.43
Bank Balance as of January 1, 2024	\$ 7,729.91
Bank Balance as of May 31, 2024	\$ 6,872.48

There was a discussion regarding talking to the various committees in the Park about the 10% GST input tax credit. Significant payments are made by the Rec Committee and Pine Rock Golf Course. If the Park pays for these costs up front and reimburses the committees afterward, the Park would be entitled to the 10% GST input tax credit. It was decided that this issue requires further discussion.

6. Park Manager's Report:

The Park Manager joined the meeting at 9:52 AM.

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 Erickson Electrec.	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	Jan. 2024	Ongoing

		hasn't returned the Park Manager's call so he will follow up again.		
6	2019 Septic Bed Issues	<p>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.</p> <p>I quizzed him on approximate cost, and he figured in excess of half a million to complete the work.</p> <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>	Jan. 2024	2024
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>Pres. Rick and I had a Skype meeting with an Engineer from Cambium. The Engineer that started our process is no longer with the company.</p> <p>Another individual with the company will be taking over and is planning a visit this month, to familiarize himself with our Infrastructure.</p> <p>They are feeling with their findings, that one or two septic beds may have to be replaced. This is a result of the Island sewage system allowing solids to go to those beds. This is why I am so keen to correct the ridiculous system on the Island.</p> <p>We will find out for sure when the report is complete.</p> <p>Cambium assured Pres. Rick and I that they will have correspondence with the MOE, so they know we are not dragging our feet through this slow process.</p>	Jan. 2024	Ongoing
9	Current Generators	The #6 sewage station generator has now been installed at Satellite Hill.	Jan. 2024	Complete

Note re: Septic Beds – A discussion was had regarding opening the golf course. The #3 hole will be closed, blocked off and the golf cart path will be diverted. There is no issue with the Ministry of Environment if we open the golf course as there aren't currently any breakouts. We will need to let Members know the golf course may close at any time if there is a breakout, or when the engineering firm comes to work on the septic beds.

Motion: To open Pine Rock Golf Course

Motioned by: Brenda Wilson; Seconded by Jamie Legault

All in favour

Motion CARRIED

Note – The ball diamond excavation was completed the week of May 27, 2024. The Park Manager is very thankful to the Rec Committee for taking on this task, as well as all the other tasks.

Note – The diving board dock is complete except for the staining of the vertical boards. This will get done when the weather stays dry.

Note – Asphalt pricing for budget purposes.

I asked for estimates from two local companies. The accompanying drawing will show the proposed layout. The worst area is beside the card reader gate out front. I got a separate price for this area in case it is difficult to fit the whole project into the Budget. The estimates are also included within your sheets.

The Board decided that this project can be pursued next year due to budget reasons.

Note – The hydraulic hoist failed on the leaf sucker trailer. It was repaired at a cost of \$895.00.

Note - Office/Store AC Condenser:

The outside unit has a leak, and uses the old R22 refrigerant. It is estimated, to recharge the unit it will cost \$2000.00. This type of refrigerant is mostly obsolete and hard to get. Unfortunately, the two units at the Rec Hall, one at the Chalet, and one at the Apartment are all aged units as well, and use the expensive R22 refrigerant. I have gotten two estimates for the Office/Store unit for replacement, which are included within your sheets (Jayden’s Mechanical and Ferguson).

Motion: To purchase a 2 stage air conditioner for the office/store from Ferguson.

Motioned by: Jamie Legault; Seconded by Steve Huff

All in favour

Motion CARRIED

Note - Handicap Access Doors

The Chalet was the last location for us to complete, to be Customer Accessible and meet the Government mandate of 2025. The units are installed and will get their electrical hookups soon. I thank you Directors for your attention to complete this project.

There is a Member on a corner lot who currently has a cedar rail fence and wants to drive steel posts into the ground to secure the fence. There are many services under ground, especially on a corner lot. The Park Manager has serious concerns about driving steel posts into the ground as it is a safety hazard (ie – under ground gas line). HydroVac is the safest option. The Board will have further discussion and put a policy in place.

The Park Manager left the meeting at approximately 10:40 AM.

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 Rec Committee, for example, to have the ability to post events, updates, etc.	Ongoing.
2	Trees removed.	The Directors will need to ask members if they require a tree/trees. Note - If a	Ongoing.

	member wants a tree they are able to order them on their own.	
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8. President Opening Business

Motion: To go in camera for the purpose of discussing a legal issue 10:58 AM
 Motioned by: Nancy McNaughton; Seconded by Steve Huff All in favour **Motion CARRIED**

Motion: To go out of camera 11:12 AM
 Motioned by: Dave Schieckoff; Seconded by Jamie Legault All in favour **Motion CARRIED**

The Recording Secretary has resigned, effective June 14, 2024. The position has been posted on the official Facebook page as well as the email bulletin.

The Sales Team will be retiring effective September 3, 2024. The positions will be posted on the official Facebook page as well as the email bulletin.

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.

A Member has submitted a request to purchase mats from Rona for four out of the six horseshoe pits at a cost of \$260. The Board agreed to pay for this from the \$5,000 left in the budget for the dock work.

Rick Drummond left the meeting at 11:28 AM.

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.

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.

Motion: To go in camera regarding bylaws being broken 12:45 PM
 Motioned by: Dave Schieckoff; Seconded by Jamie Legault All in favour **Motion CARRIED**

Motion: To go out camera 12:57 PM
 Motioned by: Steve Huff; Seconded by Jamie Legault All in favour **Motion CARRIED**

10. Correspondence

N/A

11. Section Reports

A – NIL

B –NIL.

C – NIL – Member Request for Variance

Motion: To approve the Member Variance

Motioned by: Brenda Wilson; Seconded by Steve Huff

All in favour

Motion CARRIED

E – A potential member is thinking of purchasing a trailer and membership. They realize they do not own the land, and although it is not designated as Visitor Parking, there is land near the lot that they want to ensure no one parks on. A request was made for a No Parking sign, however it will not be granted as there are other Members in the Park who have requested the same sign in the past and it was not granted.

F - NIL

P - NIL

S – NIL

T – NIL

The President candidate interviews were then completed and the Recording Secretary handed out voting ballots to each present Director. The votes were tallied and Nancy McNaughton was declared the new President.

12. Motion to Adjourn: 1:00 p.m.

Motioned by: Steve Huff; Seconded by Brenda Bary

All in favour

Motion CARRIED

Next Meeting: Saturday July 13, 2024 @ 9:00 a.m. in the Board Room