President’s Report

February, 2016

Toni Bousquet

Board is getting its house in order – one-third of the way through the year

We should have our new office ready by end of February

Quite a bit of committee work has been done with the following results:

Rental process is in place – all forms to be sent to Vice-President

* + Welcome letter has been approved, reviewing key bylaw and guideline issues
  + Rental registration form is posted on website
  + Landlords are expected to ensure their marketing conforms to our bylaws and properly reflects our community

Common Property

* + Gym use to be restricted to users 16 and older, or 13 and older with parental guidance
  + Checking into swipe card entry for gym
  + Checking into video cameras in the foyer of clubhouse and overlooking pool
  + Footwash to be installed outside to reduce amount of sand brought into building and pools

Parking

* + Preparations for summer occupancy
  + Review of parking passes for guests
  + There will no longer be Storage of trailers and RVs onsite

Pets

* Pet owners are requested to use the doggie bags in emergency situations and not to be taken to supply their daily needs
* Some pets are still being viewed off-leash, barking disturbance is still an issue

Marina changes for safety and controls

* We are continuing our search for seagull and geese controls
* Gate access will be installed in spring, and swimming is restricted off the wharf
* New signage and safety tools will be installed to reflect the suggestions in the Risk Assessment

Emergency Preparedness

* First Aid course has been set up for February 27
* Fire Preparedness will be demonstrated by Greg Curnow on March 19
* Air raid siren and defibrillator will be purchased for emergencies
* Emergency Procedure Manual is being prepared for each home
* Emergency exit through field in front of water treatment – awaiting permission

Maintenance

* Software program has been authorized to manage our assets and their repair/maintenance schedule
* The financials indicate large repair and maintenance costs for pool and poolside equipment. We need to do a better job of taking care of our property

Highlights of Financial meeting with Eric Van Maren, Narbi Dhesi, (Controller), Greg Flack, and myself on February 5 in Chilliwack

* Past CRF Funds are now being paid by Developer as per past budgets
* Current budget to be amended to reflect a 5% CRF which will be paid this year by Developer
* 2015 AGM Minutes to be amended to reflect that there will be no Depreciation study will be done this year
* Last year’s Income Statement to reflect 10 months ending August 31, not year ending August 31, hence expenses only reflect 10 months
* Year end will be changed to August 31 from December 31
* Minutes and Financials to be amended to reflect such changes at the next AGM
* Page 2, first paragraph should read:

“The question was brought forward regarding the SHC contingency fund. The Developer, together with Homelife Glenayre Property Management and the SHC Board of Directors will establish the appropriate value to be deposited into the Contingency Fund, and that value will be paid by the Developer accordingly.”

* Removal of the sentence: A reserve/depreciation fund study will be performed this year and will be available for the next AGM.
* The budget will be amended to reflect a Contingency Reserve Contribution of 5%, at a value of $21,403
* The Budget and Income Statement will be amended to reflect “10 months ending, August 31, 2015.”

We discussed the value of increasing the CRF contribution in future budgets to at least 10%, as the SHC’s opinion is that 5% of the Operating expenses will not generate sufficient savings for the required future expenditures. We run the risk of having to ask the Homeowners for a lump sum in the future if we haven’t put enough money away. Eric may consider this possibility if deemed appropriate by the Homeowners.

Marina Insurance requires more clarification. Boat slip owners feel that they bear the cost of the marina insurance, but are not covered sufficiently in the event of a law suit. Further clarification is pending from HUB Insurance, which should clear up the issue.

Eric is proceeding with the recommendations from the Risk Management Assessment.

It was determined that the SHC is not yet receiving all the Boat Slip Costs. Thus far, there are still property taxes and provincial licencing fee expenses that are to be forwarded to SHC. Once all expenses are accounted for, we can determine if an adjustment to the Boat Slip Maintenance fees may be in order.

There is no plan for a boat launch or RV/trailer storage on site. There is no ongoing provision for temporary RV parking, and any such requests should be directed to one of the offsite storage facilities nearby.

Eric has authorized the installation of a water slide to the diving platform if the SHC chooses to buy one. This, along with more metallic streamers is expected to reduce the seagull population on the platform. We will continue to add metallic streamers in the boat slip areas to see if we can achieve similar results along the wharf and marina walkway.

We discussed options to reduced irrigations costs for landscaping, particularly the large amount of green space. Depending upon need and costs, it may be prudent to reduce irrigation to the large lawn areas.

A cheque has already been forwarded to SHC on behalf of Julie Porter regarding her pickleball site request. We discussed some future options for an appropriate site, but nothing has been yet determined

Town Hall agenda topic ideas have been forwarded.

Several parking issues have arisen in the past month, and have been dealt with by the Board.

Owners who rent and lease their homes must again be reminded that they are responsible for the infractions caused by their tenants. It is their responsibility to inform their tenants about our bylaws and the responsible use of our amenities. Infractions are being dealt with accordingly.