

**SECHELT SENIORS ACTIVITY CENTRE SOCIETY  
5604 Trail Avenue Sechelt BC**

**ANNUAL GENERAL MEETING MINUTES  
Thursday March 8, 2018  
1:30 pm**

Board Members present: Kit Artus, Ron Atkinson, Margaret Boyd, Dorothy Fraser, Wayne Jensen, Barbara Lightfoot, Donna Marsh, Kit Moffat, Joanne Rykers,

Absent: Tony Stroud, Linda Stroud

Guests: Peter Treuheit, Mobius Architecture  
Solution Based Contracting Ltd.

124 members were in attendance meeting the quorum requirement.

- 1/2. President Joanne Rykers called the meeting to order and Barbara Lightfoot led the singing of *O Canada*.
3. Moment of silence was observed to remember those Members who have passed away.
4. Agenda was adopted.  
Moved Peggy Malcolm/ Seconded Judy Wilson – CARRIED
5. Minutes of the General Meeting – November 16, 2018 – were adopted.  
Moved Laurel Ennis/ Seconded Weldon Congdon – CARRIED
6. Expansion Project -

A slide show was presented by Peter Treuheit of Mobius Architecture Inc., showing the building overview, and the areas where expansion and renovations were planned.

Joanne read out the Special resolution and opened the floor for discussion:

Laurel Ennis – Are we implementing ‘Dark Sky Lighting’? Yes, all lights shine down;

Paul Rhodes - Question 1 Parking reduction: Joanne answered we are addressing our current needs; Question 2 regarding competitive tender concerns: Joanne responded, in order to have construction begin June 1, which is our best-case scenario, competitive tendering would very likely not allow us to meet this date. Having a June 1<sup>st</sup> construction begin date allows for less disruption of activities at the Centre. The contract would go to Solution Based Contracting Ltd. who come highly recommended by several sources; the new wing on the hospital, the Credit Union, just to name a few.

Serge Planidin – can you give us any idea of how long and auditorium would be unavailable: Darren advised it would be very difficult to give an accurate estimate.

Joan Stanton – Regarding financing, one project I worked on financed it through debentures. Joanne thanks her for her suggestion.

Ingrid Prosser – what steps have been taken to obtain government funding: Joanne advised we are in continuous communication with the Federal Government and we will be applying for funding.

Leagh Gabriel: would a Port-a-Potty be available during times when the water has to be shut off: it might be considered but there are other issues as well as the water and electricity being turned off.

Leagh also mentioned there are LED light fixtures available instead of fluorescent lights.

Errol Lipschitz – out of the \$874, 000.00, how much has already been spent? None.

How much is the Line of Credit for and shouldn't the special resolution state the amount? Joanne explained in negotiations with the Credit Union the Line of Credit would be drawn against only as needed and the interest would be charged only on what was used. After a year, this line of credit would become a construction mortgage. The amount would be \$600,000.00 and the interest would be 5.75%. We have a \$414,000.00 contingency fund as well. The financing we are going after is a bridge while we apply for grants and do fundraising.

Donald Fraser: Just to advise the LED lighting mentioned earlier caused problems in one building, that I am aware of.

Weldon Congdon: regarding the changing of the working for the resolution, could we do an amendment to the verbiage rather than change the resolution? It was noted that several members who had to leave early, had already voted on the existing wording and we cannot change it.

A motion to adopt the Special Resolution as presented.  
Moved by Mary Bittroff/Seconded by Cheri Kingsland

Joanne thanked the members of the Planning Committee – Ron Atkinson, Tony Stroud, Donna Marsh, Charlie Jensen, Mike Lane, and David Lightfoot for their knowledge and experience to move this project forward.

A brief break in the meeting was called and Joanne asked the scrutineers to collect the ballots handed to the members as they signed in, and to count them and report back to the meeting.

The scrutineers are: Barbara Lightfoot, Wilma Lorimer, Irene Jankovits, Val Galat and Gordon Cassidy.

7. Constitution Amendment – The Government of British Columbia instituted a new Society Act last November which meant that all societies had to bring their constitutions and bylaws into alignment with the new law. Our existing constitution has unalterable clauses which are no longer allowed and Joanne read these out to the members and explained how these were now part of the bylaws. (see handout)

No motion is required on this item as these changes are mandatory.

8. Joanne then gave a brief synopsis of her President's report and the Finance report. The complete reports are in the Annual Report. (See Annual Report)

The budget for 2018 will be adjusted based on the results of the special resolution today.

Motion to approve the net income of \$43,765.00  
Moved by Don Fraser/ seconded by Leroy Pattison

Maintenance Committee: Ron Atkinson highlighted some of the major maintenance upgrades which occurred over the past year: the new auditorium floor, a wheelchair lift for the stage, and new stage curtains (see attached)

9. No comments from the floor on the Annual Report.
10. The Ballot Tabulation was completed: with 124 members present, the vote resulted in 112 votes In Favour, ten votes Not In Favour.

The Special Resolution was passed.

Joanne said a big thank you to the Board Members and all the volunteers who pitch in and help out. We could not do it without their assistance and it is very much appreciated.

Minutes of the Annual General Meeting Thursday, March 8, 2018

The meeting was turned over to Barbara Lightfoot, Chair of the Nominating Committee who thanked the present Board for all their hard work and devotion to the smooth running of the Centre. She then dissolved the current Board and asked the board members who are running for the upcoming year to come to the front of the auditorium as she called out their names and the positions they were volunteering for.

She asked each board member to say something about themselves, their background, etc.

As only one candidate ran for each position, these Board Members are elected by acclamation. Barbara then administered the Oath of Office.

Congratulations to the new Board Members for 2017.

The new slate of Officers and Directors are as follows:

Wayne (Charlie) Jensen for President;  
Joanne Rykers for Past President;  
Ron Atkinson for Vice President;  
Sylvia Graber for Treasurer;  
Mary Bittroff for Secretary;  
Len Coombes for Maintenance Director;  
Tess Apedaile, Director at Large;  
Kit Artus, Director at Large;  
Margaret Boyd, Director at Large;  
Chris Kane, Director at Large (in absentia, Chris was unable to attend today's meeting);  
Christine O'Brennan, Director at Large (in absentia, Christine was unable to attend today's meeting)  
Roy Wren, Director at Large (in absentia, Roy was unable to attend today's meeting);

Charlie Jensen asked for a motion to adjourn the meeting.  
Moved by Tony Dawson/Seconded by Judy Rother.

Meeting Adjourned at 3:30 pm.

Charlie asked members to remain as he presented Joanne with a bouquet of flowers and a gift for her three years of service at president of the board.

He then asked members to stay for refreshments.