



## MSC AGM Meeting Minutes

**Date:** Feb. 10, 2024

**Attendance:** Meeting was both in-person and via ZOOM.

**Executive:** Nicolas Liebel (Membership Officer); Dave Haight (Facilities Officer); Craig Nogas (Assistant Facilities Officer); Michael Duncan (Sailing Officer); Roy Greenwood (Commodore); Dave Tebbit (Past Commodore); Mark Bruni (Treasurer); Robin Poot-(Secretary);

**Absent:** David Black (Communications Officer); Deirdre Mallehe (Social Officer)

### Guests

- 28 Senior in person (1 honorary)
- 8 Senior via Zoom (1 honorary)
- 4 by Proxy
- 2 Crew in person
- 1 Crew via Zoom

**Audio:** Club Files/Minutes/AGM Minutes/2024 AGM Notice/ 2024\_02\_10 MSC AGM meeting-recording.mp3

**10:07 AM - Meeting Called to Order:** Dave Tebbit, Past Commodore

**20% Quorum confirmed**

**1. Conflict of Interest:** None

**2. Approval of Previous AGM Meeting Minutes:** Dave Tebbit, Past Commodore

Past Commodore, Dave Tebbit, asked for a motion to approve minutes. **Seconded:** Len Rowe. **All in favour:** Unanimous.

Dave Tebbit: Introduction of the Board.

**3. Treasurer's Report:** Mark Bruni (Audio 01:08)

### Summary

- Revenue is up 21% due to no rebate compared to 2023 where a rebate was given
- Expenses are up 16%
- Profit increased
- Balance sheet down 1%
- Liabilities decreased. (we accrued deferred rebates)
- Equity up 4%
- Memberships numbers need an update.

## Details

### Revenues for fiscal:

- Storage fees are the biggest part of the revenue.
- Membership fees.
- Work hours.
- Race income.
- Investment income higher (Interest rates drove investment).

No change of budget at 66k\$, but some numbers allocated a little differently.

### Expenses.:

- Racing crews and other race costs.
- Social was down.
- Increase in auditors due to CRA rules etc. but diligence showed is reasonable.
- Utilities increase.
- Clubhouse expenditure lower.
- Newsletter lower.

### Profit:

- Plan has always been \$2k but in the last few years from 2020 -\$5,100 and last year \$8,100.
- We hope to increase activities which should balance out this number.

### Balance Sheet:

#### 2016-2023

- Net assets in right direction
- Material acquisitions \$8300 (electrical panel, decking, fridge, Starlink)
- Good liquidity and sufficient cash GIC mature in staggered intervals.
- Asset breakdown:
  - o 3 GIC (one big)
  - o Cash reserved are good.
  - o Possibly split the big GIC
  - o Land and building belong to city on lease expiring 2039.
- Minor capital plans new and ongoing:
  - o Kitchen Upgrade \$5k
  - o Dock Upgrade \$5k
  - o Race Markers \$1500
- Non-Current Assets shown.

### Long Term Planning budget:

- We have not been spending and therefore more profit. Are we ok.
- As long as we can say why, such as a capital improvement list, should be maintained. Example upcoming pavement repair in compound.

- Capital over 8k requires special meeting.

Questions:

Q: Do you have quotes for the capital projects

A: Not formal quotes but in process

Q: how far ahead are we looking forward for the capital improvements list?

A: As need boats, and a complete list of projects, timeline is variable.

RoyG: This list is for the auditors and CRA so we can say we have legitimate plans. There are different timelines for different items but they could be 5-10 years out.

Q: If the city owns the building, then why are they not responsible for the repair of the pavement.

A: RoyG: There is a responsibility list for the club and the city. The pavement is our responsibility. Other things like the water heaters are the city's responsibility.

Approval of Budget:

Mark Bruni: motion to approve financial statements for period ending Oct 31, 2023. Second Steve Scott, all? Passed

Mark Bruni: Motion to appoint auditors 'Hufton Valvano Grover Philipp LLP' second Steve Scott, all? Passed

Motion to approve budget going forward this year ending October 31. \$68k revenues, \$66k expenses. Second Nicholas Liebel, all? passed

#### **4. Membership Officer's Report:** Nicholas Leibel (Audio 19:09)

We have similar membership numbers when compared to last year.

Approximately 77-78 members 5 crew 5 honorary, 69-70 senior

New members:

- Lucian Stan
- Razvan Neagoe
- Abhishek Vaidya
- Mariuz Basendowski
- Marko Majic
- Nadir Irani
- Peter Gabor

We are trying to attract more and newer members. We have an idea to have outreach and have open houses periodically. We are asking members with boats to take people out on that day.

Perhaps cruising or just around marks. It is great way to bring new people into the clubs.

Q: Is this an open house?

A: NL no, more of a recurring practice

Q: Can we put up posters?

A: Yes, good idea.

Zoom participants: we could get people from the beach, or boat show.

Q: We would have to provide safety stuff?

A: Yes, we would have to but there are lots of life jackets around.

Q: What about liability to the club?

A: Is there liability to club if you friend goes on your boat, we think no. But we will look at the legal issues.

Q: Alejandro: has a sign-up sheet?

A: Yes, we will have a registration form with disclaimer verbiage.

The portal for MSC is active and you can update your information online now.

The portal has the ability to have emergency information for each member.

The portal will also store working hours.

Q: If we have a save the date outings, then will it count as work hours?

A: No, we don't think so. But perhaps 0.5 hours for each person you take out or each time we have an event. We will look into that at the next board meeting.

MarkB: At the next sailors gathering perhaps we can have a portal walkthrough.

**5. Facilities Report:** Dave Haight. Craig Nogas (AFO), absent. (Audio 33:43)

I'm your guy if you want to give volunteer hours to the facilities.

Make sure emails up to date. I use email primarily then branch off to WhatsApp for details.

Accomplishments

- Good season the docks situation is better.
- The cameras allow people to check out how busy the ramps are before they come.

- Starlink has much better internet down time
- Designated parking area by the gate seem to work – the hash marks are not lane markers please part straight.
- City staffing of dock is very helpful.
  - If you are down, there and see the staff please thank them
- We retrofitted the last section of dock. Its better to keep maintenance down. We want to do 4 more sections this spring which will cost \$5k.
- Boats in the bays. You are responsible for tying down your boat. You must properly chalk your boat. If your boat causes damage you are responsibility for that. Perhaps we can have a workshop.
- Weeds and asphalt: last season the crew did a good job on weeds, but it is problematic and have been fighting it for years. We would like to commit to a crack repair this year. We did get a quote for \$5k but we want a proper job will cost more.
  - Docks typically go in late April.
  - Early may we would like to do this – need members help.
  - Will be a 3-day event with fencing and overnight security
  - RoyG: thanks Len for monitoring the bays for grass.
- MarkB: thanks DavidH (applause) for all the hard work with no complaints
- DaveH: thanks to the awesome team that helps (applause)
- DaveH: we need the trees trimmed so will hire a professional. The arborist will want a permit, but it is just trimming.
- Lock codes will change April 5<sup>th</sup>
- Padlocks are open-scramble. Please use this feature for security reasons.
- Do not leave gates open. If you are last to leave, then check and lock gates.
  - Check the roof people have been locked in.
- Steel roof door *must* be shut.
- Signage is frustrating due to corrugated cladding. Need an engineered bracket.

Q: Would the railing work

A: No too much force. Any bracket would need engineering.

Q: Could we do a canopy?

A: Not a bad idea

- Kitchen: \$5k plan for kitchen cabinet upgrade is going to be scaled back
- New fridge is working well.
- Shelly's donation of fridge in Garage was a great help.
- Cleaning for façade needs to expand. We need a regular crew. Spiders are the troublemakers.

- There was talk in recent meetings about a permanent buoy in the lake. It may be more difficult than thought.
- Club has been looking into club boats. One problem is launching boats. John looked into motorized dolly. We considered a winch system due to installation and trip hazards so were looking at the motorized dolly.
- The water tanks are past expiry, and the city will budget to remove and put in on demand system. After this project we would look at a water bottle filler. That would happen in 2025. The city is responsible for heaters but not pavement. We had to upgrade electric even though city does capital because it was upgraded due to space needs.

Applause

#### **6. Sailing Officer's Report:** Mike Duncan (Audio 1:04:40)

Hi, I'm Mike Duncan I have been sailing officer last two years.

The 2023 season was successful. It was the first time since covid that a full schedule was run including two regattas and the Moe Frazer Memorial Race. 25 boats ran in one race and only 9 races were cancelled due to wind.

Sail past was a challenge due to the wind and getting through the gap but still happened.

Thanks to DaveT for his time to decipher score sheets and calculating personal handicaps. Boats that sailed close to their Portsmouth rating were excluded from the personal handicap results.

Thanks to Alan Anderson for so much help on the regattas. Also, to Brian Graville for help in servicing the RIBs.

All the plaques have been updated with the regattas and race award winners.

The 2024 race calendar has been posted and available at the back for signup. It is very hard to get this list filled in. Non-racer can get work hours while on the water!

Results and flag handout.

Personal Handicap:

#### Thursday Series 1

1. Sen Zhou
2. Neil Travail
3. Moaz Tasabehji

#### Thurs Series 2

1. Gary McIlroy
2. John Koetsier
3. Tony Bertram Singlehanded

#### Sunday Series 1

1. Sen Zhou
2. John Koetsier
3. Franz Bauer

#### Sunday Series 2

1. Peter Kozik
2. Sen Zhou

3. Moaz Tasabehji

Boat Handicap (Portsmouth):

Thursday Series 1

1. Nicholas Leibel
2. John Koetsier
3. Marg and Mike Duncan

Thursday Series 2

1. Ross and Eric Thompson
2. Dave Tebbit and Tom
3. Marg and Mike Duncan

Sunday Series 1

1. Ross and Eric Thompson
2. Dave Tebbit and Tom
3. Marg and Mike Duncan

Sunday Series 2

1. Sen Zhou
2. Peter and Sophie and Jack
3. Marg and Mike Duncan

Rod McIver Outstanding Contribution to MSC trophy

- By unanimous vote for Alan Anderson for extensive help with regattas and maintenance
- Applause

We were not able to achieve the organization of cruises. The offer was made to use the RIBS. We hope the next officer will achieve this.

The 2024 racing schedule start is moved back till June, so we hope to have more full races.

**7. Communications Officer's Report:** David Black

- absent

**8. Social Officer's Report:** Deirdre Mallehe

- absent

**9. Secretary's Report:** Robin Poot (Audio 1:19)

- Updated the business registry. Some entries were corrected as the business registry was relatively new when it came out the year prior.
- We continue to upgrade the organization of our cloud services. We had previously moved many paper records onto the cloud, and it is updated to reflect our organizational structure better.
- Gary McIlroy spent a lot of time scanning club records. They have been migrated to the cloud.
- List management. We have many members lists and they are difficult to manage which touches on Nicholas Liebel's list. We hope the portal efforts streamline the maintenance of this data.
- We are facing new regulations. We may need to tweak or modify our by-laws.

#### **10. Commodores Report:** Roy Greenwood (Audio 1:22)

Thanks to the executive for all the work they do.

Also, I would like to thank the volunteers. Your contributions are invaluable.

If you are interested in extra qualifications for racing and other information, please look at Ontario sail, Cansail. Even the PCYC has events you can look into.

The executives need help from the members so please help if they reach out.

We continue our communications with the city representatives. (for example, the recent appearance of docks in the harbor).

We continue to recover from the covid shutdown but are well on the way as seen by the sailing year and social dinners.

We re-established committees.

Thanks to the members for the enthusiasm and attendance of social and race activities.

#### **12. Ratification of Business** (Audio 1:27)

1. Motion to accept the operation of the executive of the past year. **Moved by:** Dave Tebbit. **Seconded by:** Gary McIlroy. **All in favor:** unanimous

#### **13. New business** (Audio 1:27)

none

#### **14. Nominations Dave Tebbit** (Audio 1:27)

- Social officer 2 years
  - o Davood Khosrowshahian
- Communications 2 years
  - o Himmat Brar Singh
- Sailing officer 2 years
  - o Ross Thompson
- Commodore 1 year
  - o Angelo Petrolito
- Dave Tebbit asks for other people to present themselves if interested in any position
  - o None

Motion to accept those people listed above as the next club officer.

**Moved by:** Dave Tebbit. **Seconded by:** David Haight. **All in favor:** Unanimous

MarkB: thanks to Dawn Allaby for her essential help with the billing activities.

Big thanks to outgoing members Mike, Dierdre and Dave thanks for your service and dedication to the club.



## 15. Members Without Boats

RoyG: We have been considering future ideas for the club. We need capital lists for projects over 8k. One of those is the borrow a boat program.

Why: There are many new developments in the area. How can we help to service this new demographic? One thing that was considered is the club boat program. This will allow us to offer a sailing school. This will enhance membership.

The proposal is to have affordable shared access program including instruction.

This will allow us to target to younger sailors that do not have the capital to purchase boats.

The proposal as attached to the invite covers many ideas for the implementation of this idea. We are additionally looking at grant money ....

What we want now is to see if we should pursue this. If you think it is worth pursuing it is best to get your buy in now to look at the establishment of a business plan.

As this business plan would be more than \$8k it would have to come back to the club for approval. WE would not want to do this without the desire to do it.

Q: Would sailing lessons add to revenue?

A: It could but we need to address not-for-profit.

Q: Childrens camp?

A: Both kids and adults.

Q: How would lessons work with limited dock space?

A: We would have to time the dock usage.

Q: Do we have the space?

A: Yes, but we also have approach the city to expand the compound.

A: Also, the boat program facilitates more membership with fewer spaces.

This would all involve a new membership category.

Vote in favour: 3 against, quorum approves. We will setup a committee to explore this plan.

Q: what is the impact of current membership?

A: There will be no impact to existing members, but this is a good way to grow the club and may benefit especially older members that cannot maintain a boat but wish to continue to be involved in sailing. This may also be a way to keep the club healthy. This program can also help members who wish to enhance skills.

It is a good way to promote the support the sport of sailing.

Robin will send out a survey monkey on this topic

Q: How will boats be maintained? How will someone sign up? How will we certify people?

A: That is what the business plans need to define, but we need to take the step to get some boats.

**11:58 Motion to Adjourn:** Roy Greenwood. Seconded: David Haight **All in Favour:** Unanimous