

Minutes for Long Point Ratepayers' Association

2024 Annual General Meeting

Saturday, June 8, 2024, at 10am

Port Rowan Community Centre – 14 College Ave, Port Rowan ON

Directors in attendance: Jeff Hopkins (President), Richard Mercey (VP), John Deans (Treasurer), Heather Meulemeester (Recording Secretary), John Godin, Steve Selk, Karen Deans, Jim Kerr, John Henderson, Eric Gunnell

Directors Absent: None

Quorum: 70 Members; Quorum met.

Confirmation by President Jeff Hopkins that all documents have been provided to the membership as required.

Item #	Agenda Item	Discussion / Motion
	Call to order	Call to order by Jeff Hopkins at 10:02am
1.	Additions / Deletions/ Approval of Agenda	Motion: Be it resolved that the agenda for the 2024 LPRA Annual General Meeting be accepted as presented. Mover: Jeff Hopkins Second: Kathy Nie Carried.
2.	Guest Speakers	
2.a.	Bobbi Ann Brady, MPP Haldimand-Norfolk	<ul style="list-style-type: none">Discussed HYW #59 had been provincial and now is a municipal responsibility.Shared that if we need help from her to advocate at Queen's Park, she can work with the Ministry to assist with getting things moving along.Bobbi Ann explained municipal remote voting is up to the municipality. She is aware that there are multiple municipalities that currently utilize remote voting.Currently circulating a petition to lower tax rate for small business and working on lowering gas tax.Bobbi Ann was asked about lowering residential resort taxes and she replied to reach out to her.
2.b.	Tom Masschaele, Ward 1 Councillor, Norfolk County	<ul style="list-style-type: none">All projects in the World Biosphere are complex and require many permits.The work on the causeway will begin this September (2024)Paid parking in Long Point will begin soon and run until Labour Day, Tom believes that it has been successful and looking at adding parking and redesigning.All beach accesses are open for the first time in many years.Members asked if there was going to be port-a-potties at each access, concerns expressed if there weren't clean, accessible toilets that people would find alternatives, cleanliness, odours., recommendations of other locations, such as along road by parking.Tom said that he would speak with county staff about concerns and suggestions and share response.Tom was asked if her was prepared to put forth a motion regarding tents and BBQ's on MNR beach. Tom responded that it currently isn't permitted.Concerns were raised regarding the opening of beach access and that the county was not monitoring if there was indeed any MNR beach exposed for use, with the beach access open and no available beach due to water levels or erosion the public ends up on private property.Member asked about online survey results, had he received data from Long Point. Tom shared that he would check with council as the results have not been tabulated and ask if it is possible for the data to be broken down into different areas within the ward.

Item #	Agenda Item	Discussion / Motion
		<ul style="list-style-type: none"> Tom mentioned that he was aware that garbage is also an issue
2.c.	Jacob Columbus, Norfolk County, Engineering	<ul style="list-style-type: none"> The project will address the poor road conditions of the causeway. There were several challenges. The preferred method of fixing the causeway was not feasible due to permits and the cost of more than eleven million dollars over original budget. Roadside tree removal is subject to tree management. Seventy trees were removed between 2020 and 2021. 2024 tree removal program includes to remove trees that are a risk to causeway users Tree replacement strategy along with tree management program. Jacob explained that there will be no parking along the causeway as there is no space and it is not safe. Signs notifying people that there is no parking will be put in and monitored by Norfolk County. Speed on the causeway. Currently fifty kilometres per hour. The county will deploy traffic data collection throughout the summer and after construction is completed on the causeway. Jacob share that the lanes will appear narrow and the hope is this will encourage lower speeds. The county will continue to monitor speed on the causeway. Wildlife Exclusionary Fencing Fencing will be lower along water lie and easier maintenance. It will be installed after the roadway portion wrap up in November. Tree planting into 2025-2026 and then fencing after that. During construction causeway will be reduced to one lane with flag people, there will not be a traffic light. Road resurfacing will be done in two stages; first step needs to cure prior to final topcoat. Jacob thanked the LPRA for all the input. Questions: Member asked if there would be native species planted – reply was yes native trees and what will survive in Long Point climate and weather. Member asked about enforcement of people not stopping in the lane. – reply: It will be monitored and if more signage is needed or video enforcement.
3.	Presidents Report	
3.a.	Short Term Rentals	<ul style="list-style-type: none"> LPRA Board wrote a letter to Norfolk County with concerns. LPRA Board is not taking a side, however we agree that there needs to be rules. For example, inspections of septic/holding tanks, number of cars in driveways. The Board will share response with members once received.
3.b.	Proxy Voting at LPRA AGM	<ul style="list-style-type: none"> As per LPRA bylaws voting by proxy is not permitted
3.c	Paid Parking on Erie Blvd Year 3	<ul style="list-style-type: none"> Communities in Norfolk County that had paid parking implemented, it is Jeff understanding, twenty-five percent of profit is to go back to those communities. Comment concerning County designated all Long Point as hazard land. Jeff shared that as information becomes available the LPRA will share with members.
3.d.	Board Member Resigning & Other Board Member Not Standing for Re-Election	<ul style="list-style-type: none"> Stu Ross stepping down with one year left on his term. Stu was instrumental with reconfiguring the LPRA bylaws and for preparing successful applications for grants to contribute toward Phragmites eradication. Eric Gunnell is not standing for re-election. Eric is a former LPRA President, tireless efforts fighting Phragmites, spear headed Rockin' on the Point and assisted with the LPRA being in the solid financial situation it is in. Eric received many emails responding to his decision thanking him for his dedication to eradicate phragmites. Laura Gunnell shared a history of Eric's involvement with Fighting the Phrag. She shared emails he had received responding to Eric's notice that he would not running for another term. Gratitude for all of Eric's work was expressed by the Board and members.

Item #	Agenda Item	Discussion / Motion
4.	Rockin' on the Point/ Phragmites Update (Eric Gunnell)	
4.a.	Rockin' on the Point	<ul style="list-style-type: none"> • Date for this year's event is August 10th • Steve Whelan is hosting the event at his place on Old Cut Blvd • Andy's Food Truck will have food items and beverages available for purchase. • The band is Route 66 • Tickets are \$15 in advance, \$20 at the gate. Tickets are available today at the back.
4.b.	Phragmites Update	<ul style="list-style-type: none"> • In 2011, we started working with MNR and the Phragmites Action Alliance which consists of various groups. • Over the past six years the money raised from Rockin' on the Point has gone to fight the Phrag and it has made a huge difference. • Raised close to \$70,000. • Since 2016, over 5000 acres have been treated • Last year we raised close to \$10,000 and with grants received we donated close to \$20,000 to the Nature Conservancy of Canada who complete the work.
5.	Business Items	
5.a.	Approval of Board Actions since 2023 (Richard Mercey)	<p>Motion to approve the actions of the LPRA Board</p> <p>Richard Mercey, Vice-President</p> <p>"Be it resolved that LPRA membership approve the actions taken by the LPRA Board of Directors since the last AGM"</p> <p>Mover: Janet Dassinger. Second: John Anderson</p> <p>Carried.</p>
5.b.	Approval of 2023 LPRA Annual General Meeting Minutes (Jeff Hopkins)	<p>Motion: "Be it resolved that the minutes from the 2023 LPRA Annual General Meeting be approved as circulated."</p> <ul style="list-style-type: none"> • Mover: Peter Selk Second: Judy Clark Carried.
5.c.	Treasurer's Report (John Deans)	<ul style="list-style-type: none"> • Reviewed 2023 Treasurer's Report that was previously circulated to the membership. • John explained the Legal Fund – once per year the Board votes on moving \$2,000 from the general fund to the legal fund if there is ever a need to retain legal advice or support. • John opened floor for questions – no questions or clarifications
5.d.	Approval of 2023 Treasurer's Report (John Deans)	<ul style="list-style-type: none"> • John Deans motion to approve Treasurer's Report • " Be it resolved that the LPRA membership approves the Treasurer's report for 2023" <p>Mover: M Fassaert ; Second: Keith Nie Carried</p>
5.e.	Waiver of External Audit (John Henderson)	<p>John Henderson – Motion to Waive External Audit for 2024</p> <p>"Be it resolved that the membership waive the requirement of the LPRA finances for the 2024 fiscal year"</p> <p>Questions from the membership:</p> <p>Do we ever get Audited? - John Henderson explained that the Board can make the decision or if the membership request an audit.</p> <p>John Deans explained that the Board does an internal audit each year and an external audit to be waived.</p> <p>Mover: Sandy Travers; Second: Laura Gunnell</p> <p>Carried</p>

Item #	Agenda Item	Discussion / Motion
5.f.	Causeway Landscape Funding (John Godin)	<ul style="list-style-type: none"> Due to the LPRA's current strong financial position the Board have looked for many opportunities to give back to the community of Long Point. Due to the removal of trees along the Causeway we discussed requesting from the membership to approve the Board to donate \$15,000 towards enhancing the landscape plan. <p>Motion:</p> <p>Whereas Norfolk County has advised that as part of its current Causeway Rehabilitation project, it will engage in landscaping, which therein includes the planting of trees, shrubbery, etc.,</p> <p>And whereas the Long Point Ratepayers' Association (LPRA) has an interest in rehabilitating the Causeway after a significant removal of trees,</p> <p>And whereas Norfolk County has invited the LPRA to participate in its landscaping plan,</p> <p>And whereas the LPRA Board of Directors wishes, if after review of the landscaping plan, in consultation with Norfolk County, it believes a monetary contribution to the landscaping plan is in the interest of the LPRA, to have the authority to make such a contribution,</p> <p>Therefore, be it resolved that the LPRA membership authorizes the Board of Directors to provide funds of up to \$15,000 to Norfolk County specifically for the purpose of contributing to and enhancing the Causeway landscaping plan.</p> <p>Mover: John Anderson; Seconder: John Henderson</p> <p>Amendment to the motion – seven thousand five hundred dollars as opposed to fifteen thousand dollars.</p> <p>Motion as originally presented: 5 opposed. Original motion carried.</p> <p>Questions:</p> <p>Crystal Warner – Why would we contribute money to a department of Norfolk County, that failed to maintain the landscaping along the Causeway historically and did not include tree removal in assessment.</p> <p>Cheryl: If this allows us to be at the table to make any contribution of how the landscaping is completed.</p> <p>John Godin – He has been advised by the county that each tree is approximately four hundred and fifty dollars each. Running the landscaping ourselves is not optimal idea, the County has better buying power. If we come to the table with money in hand, we can expect to be involved and part of the decision. The money would be used to enhance what the county has already planned.</p> <p>- If the county is funding the landscaping isn't our contribution redundant? Suggested the maintenance of the wildlife screening.</p> <p>Jeff Hopkins – There may be no need for the enhancement funds</p> <p>John Godin – We have been invited to the table and due to the timing of the AGM and the progress of the project it would be best if we have the money in hand.</p> <p>Steve Selk – We as a group have contributed and supported to enhancements in the past, John Henderson agrees.</p> <p>Question from the floor – Would there be another vote before the money will be spent?</p> <p>John Henderson – no, due to the timing of everything this will be the only vote.</p> <p>Mover: Rick (Last Name Undetermined); Seconder: No response. Amendment defeated</p>

Item #	Agenda Item	Discussion / Motion
		Return to original motion.
6.	Elections of Directors	
6.a.	Current Board of Directors Members	<ul style="list-style-type: none"> • Jeff Hopkins, President • Richard Mercy, V-P • John. Deans, Treasurer • Heather Meulemeester, Recording Secretary • Karen Deans • John Godin • Eric Gunnell • John Henderson • Jim Kerr • Stu Ross • Stephen Selk • Carol Mitchell, Membership Secretary (Ex-Officio)
6.b.	Stu Ross Stepping Down from Balance of his 2-year Term	<ul style="list-style-type: none"> • John Henderson requested that he only be considered for the remaining 1 year of the half term.
6.c.	Vacant Board of Directors Positions	<ul style="list-style-type: none"> • Five 2-year term director positions end as of June 2024 and one position 1-year remaining of the 2-year term. • Four two-year term director positions will end June 2025
6.d.	Nominations (Jim Kerr)	<ul style="list-style-type: none"> • John Deans • Karen Deans • John Henderson • Jeff Hopkins <p>Jim Kerr called for nominations from the floor</p> <p>Lynette Horton, nominated by Laura Gunnell; seconded by Eric Gunnell</p> <p>Rosemary Pefhany, Nominated by Eric Gunnell;</p>
6.e.	Nominations Closed (Jim Kerr)	<p>Motion to close nominations</p> <p>“Be it resolved that the nominations for the positions of the Board of Directors be closed, upon receipt of no further nomination from the floor”</p> <p>Moved By: [Unable to Determine]; Seconded by: [Unable to Determine]</p> <p>All in favour.</p>
6.f.	Election of Directors	<p>Ballots handed out.</p> <p>Concern from member; Chad Horton – concerns raised about the printed ballots as the current Board members were already listed. Jeff suggested that we can add the other names to the bottom. Some members raised concerns about this, Karen Deans requested ballots be returned due to being distributed to everyone and there should only be one ballot per membership. Ballots were collected. Several members raised concerns about the organization of the election and members began leaving.</p> <p>NOTE: After the AGM, because two individuals decided to withdraw their names from consideration there were no longer any open Board positions, and therefore those remaining individuals were acclaimed to the Board, which was later communicated to members.</p>
7.	Early Bird Renewal Draw	
7.a.	Draw (Karen Deans)	<ul style="list-style-type: none"> • First Name: Sherry Holt • Second Name: Ron and Terrie Sage

Item #	Agenda Item	Discussion / Motion
8.	Next Meeting	<ul style="list-style-type: none"> • June 14, 2025, at 10am • Port Rowan Community Centre
	Motion to Adjourn (John Henderson)	<ul style="list-style-type: none"> • John Henderson called for a motion to adjourn at 12:50 pm <p>Moved by: No response Seconded by: None.</p> <p>Motion not carried and therefore allowing the Board to conduct an online meeting which resulted in Directors being appointed and finalized.</p>