



Alexandra Yacht Club

AGM Meeting Minutes November 2020

Present:

Ken Daisley, Commodore
Dan Peel, Vice Commodore
Greg Shears, Rear-Commodore
Phil Dunk, House Director
Gareth Clemo, Fleet Captain
Jay Wallace, Secretary
Keith Whalen, Treasurer
Bjarne Pedersen, Membership Director
Lee Silver, Communications Director

Zoom with: Alison Honey Woods, Social Director
and 45 senior members also online

Disclaimer Due to COVID-19 restrictions, a “virtual” AGM is necessary at this time. As such, our ability to provide an open and adequate forum for debate and discussion is severely limited. As a result, this AGM will be (for the most part) an information only meeting with issues needing debate and member input and discussion put off until the spring annual general meeting. Hopefully at that time we will have the legal and safe ability to meet in person.

1. Call to Order Commodore called the meeting to order at 7:30 pm.

2. Approval of Agenda Moved by Ken Daisley, 2nd by Gareth Clemo that the agenda be approved as presented. Carried.

3 Approval of Previous Meeting Minutes Moved by Gareth Clemo, 2nd by Dan Peel, that the minutes of the November, 2020 meeting be approved.

4. Business Arising

4.1. Memorandum received from National Yacht Club re their interest in joint participation in discussions with the city regarding



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Lease Expansion and NYC's desire to swap AYC water lot for NYC land. As posted on AYC website and for discussion purposes only at this time in order to develop a go forward plan if such interest exists. This item deferred forward for the Spring AGM: Moved by Ken Daisley, 2nd by Dan Peel

4.2. MPAC update, they have proposed some minutes of settlement for our request for reconsideration. MPAC has revised the property tax valuation of AYC substantially. This will have a significant impact on the taxes we pay. The next steps will be for the City of Toronto to sign off on the minutes of settlement. This will impact taxes moving forward at this point.

We will need to enter into a discovery phase to put together a historical tax profile for both us and the NYC so that we can determine or estimate the value of over-payment in taxes we have made. We will also need to determine what a reasonable time-frame for retroactively we want to go back. I think 15 years is a good start with a strategy to settle on 10 years.

Optimistically, I am looking to go back 10 years and clearly show that we paid substantially more than we should have. The solution would be a refund or have the City agree that this difference would be a pre-payment on future taxes. {Keith}

5.. Flag Officers Comments:

5.1 Dan Peel Vice Commodore Report Fall AGM 2020 Good evening everyone. First of all, I would like to thank my fellow board members for all their support. I would also like to thank all of the senior members that provided their help in the yard this year and all of you that participated in the daily house and yard maintenance, program. As you know this year we were faced with many challenges, thanks to everyone's support and cooperation we managed to get all of the essential functions of the club completed and salvaged a shorter sailing season blessed with beautiful weather. Much of my summer was occupied with finding new homes



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for some of the boats on the hard. Gerhard's boat "Celerus" was one. As you know he passed away last winter. We could never gather as a group to give him a proper toast and a send off from the club. Gerhard gave me a bottle of his favourite rum that I have been saving. When these COVID times are behind us I shall bring it to the club and we can share a toast in his memory.

Tony's boat "Taurus" has gone to a kid's sailing school at Aquatic Park. They

are very grateful to have her. Hopefully many learn to enjoy our sport. Kurt's boat "Sigrid" has gone to an associate member at the AYC. This is her first boat and she is very excited to have her own yacht. Cal's boat "Wild at Heart" served him well for many years and he is now sailing John Tibert's boat. I was happy to help facilitate new homes for these beloved yachts and not

that it is a huge issue, I think the board should have a cleaner, clearer set of rules and tools at their disposal to deal with boats in the event that one finds itself forgotten at our club. Something else we might consider is reducing the number of dumpsters. We seem to have not grasped the difference between garbage and recycling. This creates added expense to the club when the recycle bin is picked up and it has garbage in it. The club then gets charged for this. Might I suggest members who wish to recycle take their recycling home with them and just dispose of their garbage in the dumpster. Some reminders for this winter:

- Please contact the Vice Commodore if you are leaving your car in the parking lot for an extended period of time.
- Please make sure your boat is unplugged if she is unattended.
- If you own a ladder in the yard please make sure it locked up when it is not being used. (There are a pile of them beside the club house.)

I have enjoyed my time serving the AYC as Vice Commodore. We are truly fortunate to have this wonderful place that is so well run by your board. I hope that every member takes the opportunity to serve on the board, in any capacity, in the future. It will open your eyes to the inner workings of the club and give you an appreciation of how good we have it here. Believe me I know, I have seen how we compare to other clubs. I look forward to working with Bjarne this



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coming year and we will ensure there is a seamless transition at Vice Commodore (Unlike Trump and Biden). Good luck to both Nick and Dave running for Commodore. Have a safe winter, see you in the spring. Dan

5.2 Greg Shears Rear Commodore Report Fall AGM 2020 Good evening Senior and Associate Members: This is my formal announcement that I will not be running this year. I am offering my full support to our new rear-commodore Jeff Gurr. I found the position of Rear Commodore to be quite challenging at times. I managed to get through some challenging issues with a lot of help and support from the senior members and fellow board members. I would like to officially thank each and everyone one of you. We were able to tackle most of the issues we had with the main dock water system. The dock system had multiple leaks due to age and deterioration. All the valves tee unions and shut offs are replaced. All electrical pedestals have had new aluminum bases installed. This was done to replace the old ones which were falling off due to wood rot. Some of the dock anchor chains have been replaced, as well as some gray and black jet float cubes. Additional chains will need to be replaced next season. Everything has been winterized and ready to go for next spring. I feel that this year we were successful in implementing the much needed upgrades and improvements. Lastly, I would like to thank all the regular volunteers for all their repeated help. I anticipate a great upcoming season with Jeff Gurr as our new Rear Commodore. Many Thanks, Greg Shears

5.3 Phil Dunk House Director Fall AGM 2020 Good evening to all members, needless to say that this has been a very different and difficult year at the club. At the beginning of 2020 there was a lot going on at the club. Floors being cut open, Drywall going up and finally painting. Fortunately, the washroom renovations were almost complete before the city/country came to a screeching halt. What good luck but it was unfortunate that it was not to be enjoyed by the members in a way that we had always enjoyed the club. The board has asked me to look at completing the lower lobby which would in essence complete the renewal of the club major renovations. We



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will need to look at this in the coming year if the membership chooses to move forward on this. One of the major issues that we corrected this year was the issue of the club overheating during the winter season. The issues were multiple and we had to take several runs at the problem. This year, while the club was not well used the club house was well maintained. Thanks to all that fulfilled their commitment of Site Maintenance. This year, as our Commodore has stated it has been unusual for keeping the club running as we all know. First and foremost, the cancelling of the Spring and Fall clean up. Also, the cancelling of planned work parties, and social events that members would normally get work hours for participating. Because of these circumstances the executive has decided that it would cancel posting work hours. This means that there will be no penalty for short hours. Having said that, the board wishes to recognize several members that have contributed to the club with their time. Members: Bill McLean, Bill Morris, Dave Gardner, Lochlin (Lockie) MacKay, Marcelo Lopez, Joe Vorstermans, Alison and George Kay, Keith Whalen, Sean Smith, Linda Allan, Gordon Young, Chris Guth Mike Ball and Keith Story. To these people we owe our thanks. That's about it for the House report. Thanks, to all members that have supported me and I look forward to your support in the future. Best regards & keep safe Phil

5.4 Jay Wallace Secretary Report Fall AGM 2020 A big 'shout out' to the senior Board members that kept the ship afloat in these Covid times. The Board was asked to be creative and innovative during this past year and as a new board member I was proud to be part of the group. .One departing request that I have for each member is to review your members list information on the club website and let the new secretary know if you need to make any revisions. This information is important for us to make sure our list is accurate and a one stop go to source. I would also encourage members to step up to the board positions as it is an important contribution to the club and a learning experience. Congratulations to the new board members and also those that have taken on new positions, see you in the spring!



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5.5 Gareth Clemo Fleet Captain Report Fall AGM 2020. The events of 2020 gave us very limited opportunities to hold any club on the water activities. We had one pursuit amount around the island race which was quite well attended. Lets hope 2021 brings us better times.

5.6 Bjarne Peterson Membership Director Report Fall AGM 2020

5.7 Lee Silver Communications Director Report Fall AGM 2020

Good evening, I'd like to start off by saying that It was an honour working along side a great group of directors during these trying times. I really don't think this COVID situation could've been handled better, as a club. I'd like to thank each of them for the work they put in, in making this great season without missing a beat. Thank you Ken for attending those commodore meetings and keeping us up-to-date on the COVID situation. We were able to pivot in a moments notice. Haul out, launch and work parties were extremely efficient even with less crew than we normally have. Although we didn't have many social events, sail past went without a hitch. The clubhouse was always prepared with hand sanitizers signage and locked kitchen cupboards, thanks to Phil, which kept our remember safe without losing the season. I'd like to express my continued appreciation to Bruce Buttimore for updating our website as quickly as he does. And thank you to Keith for making these great masks for us. Our WhatsApp group is going strong. We have about 40 members and it seems like it's very helpful. If you haven't joined, I encourage you to join if not for information or recommendations, join for Don Williams stand up act. It has been a very good season regardless of the circumstances and I look forward to serving on the board again next year hopefully in better times. Thank you, Lee

5.8 Alison Honey Woods Social Director Report Fall AGM 2020

Well, there really isn't much for me to report this year! 2020 was a bust for social, but with news of vaccines in the headlines here's hoping 2021 will be better. First off I'd like to say a special thanks again to Don Williams, Nataly and Andre, Wesley Spencer, and



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Julia Phelan for volunteering at 2020's one and only social. We made it work and a great - and safe - time was had by all. We did not get a chance to use the newly implemented Sail Past fee this year. How we will proceed in 2021 will be a conversation for the next board of directors. The new social director will get to see if we have finally hit on a winning formula that covers the costs of Sail Past, and encourages maximum participation! It has been a real pleasure - and a lot of fun- serving as AYC's Social Director for the past few years. Thanks to the members for all of your help, advice, criticism, and encouragement. AYC is a great community of boaters and I know that when we can gather again we'll continue to have amazing parties. Though I am stepping down as Social Director I am running for Membership Director and should I be given the privilege of serving on the board again I look forward to continuing to work with our little community to make AYC the best club it can be. I hope everyone has a good winter. Cheers to better times in 2021!

4.3 Keith Whalen Treasurer Report Fall AGM 2020 Now that we have finished the 2019-2020 Financials, I want to take a moment to thank some folks who have made the job of Treasurer not only enjoyable but rewarding. Thanks again to Robbi Ron for Regalia, to the Iceman Gary Hails, to Janis for her new support in bookkeeping and last but not least the members of our Audit Committee.

I joined the Club in 1996, waited a few years to join the board. I first joined as the Secretary. In that role, I made sure that minutes and action/decisions logs of Board Meetings were made public to the membership. Reorganized the files, introduced laminated membership cards, and increased our scrutiny around members' insurance.

After a few years as Secretary, I moved to Treasurer. In that capacity, we introduced budgeting, and electronic record keeping. We initiated a planning culture that resulted in a new kitchen, new furniture and a refresh of the upstairs lounge. We continued on with enhancing the exterior with better quality BBQ's and patio furniture. Planning also resulted in a new tele-handler, the work shed and an



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envious bathroom renovation. The final piece is the downstairs lobby. We have some new bulletin boards, lighting and a beautiful regalia cabinet, thank you to Phil Dunk who has been instrumental in many of these. Finally, I want to thank current and past board members for their support in dedicating some of our workhorses, namely the crane "Gerry" and Lollipop "Smitty" to recognize the contributions of members and to help foster a sense of our own history.

Additionally, we fought City Hall on a Rent issue and won. This saved the club about \$33K. We filed an insurance claim for 2017 flood and received \$30k. With the tax adjustment for 2020 and 2021 we will receive a rebate and a reduction resulting in an additional \$30k. So, without spending a penny, we have improved our financial position in 3 years by \$90k.

To our new members, I want you to know that many members have and continue to contribute their personal time and skills to making this club what it is. I want to thank and acknowledge the efforts of Dave Gardner, Bill McLean, George Gurr, Greg Shears, Dan Peel, Ken Daisley, Locki, Gerry Kowalchuck, Rob Bittle and Chris Guth. These are the members who run around the city/province getting parts, supplies, etc. that are vital to the growth and sustainability of the club.

We introduced some preamble language to the Bylaws, archived at least 17 banker boxes of records and have 3 bankers box that we are offering to the Archives of Toronto in support of the History of the Waterfront initiative.

For the future, I challenge the new board, the new treasurer to continue to modernize our record keeping through the accounting app. I would also encourage consideration of enhancing our proactive planning culture through the creation of restricted reserve funds for buildings and docks. It was a good run, it was a fun run, thank you!



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5.0 Financial Report Keith Whalen Treasurer Report Fall AGM 2020

Alexandra_Yacht_Club_-_Balance_Sheet October 31, 2020.pdf

Alexandra_Yacht_Club_-_Profit and Loss October 31, 2020.pdf

6.0 Audit Committee Financial Report Paul Oliver, Nick Pitt and Bill Restivo Fall AGM 2020

Statement from the Audit Committee 2020 (1).pdf

7. Commodore's Speech

With everything that's been said previously this evening by my fellow Board Members it leaves things a little sparse in terms of news to be reported. Thank you Board Members for your reports. I would however like to comment on the efforts undertaken by all your Board Members this past two years. It's not about attending a two hour meeting once a month. It's about what needs to happen day in day out. This past year in particular, the planning and execution of pretty much all club activities had to be extremely well thought out in order to protect our members through each event from washroom renovations to boat prep, to dock prep to launch and haul out and everything in between. For all that effort I would like to commend this amazing group of people.

By the way, we scored 100%.

All tasks undertaken successfully. No injuries or damage to property, and most importantly nobody got sick. Well done everyone and thanks for your understanding and support. Hats off to the leadership team.

I suppose there is no such thing as a virtual round of applause though is there. So I guess the board will have to cheer alone here at AYC with the hope that you at home are cheering with us. So one of my objectives for my term as AYC Commodore was to participate with the Council of Commodores and try to develop cooperative relationships with local clubs and as well use these relationships for the betterment of our club. This activity paid off in



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spades with respect to understanding water levels and control of the St Lawrence Seaway. We got to understand what caused the flooding and what can and cannot be done to mitigate the issues we saw.

I got to meet many Commodores and Flag Officers from most clubs and developed some pretty good relationships.

As well, the cooperation and leadership offered by Sail Canada and Ontario Sailing most certainly provides ongoing advice as to yacht club management. In particular, Ontario Sailing took it upon themselves to provide interpretation of all the changing rules and regulations instated as a result of Covid-19 applied by various government agencies over the past year.

They applied their legal staff to determine how each requirement affected yacht clubs and provided much appreciated advice as to how we proceed. I suppose everybody got a bit tired of the Covid-19 Bulletins after a while. But they were necessary.

Communication was one of the keys to our success.

As well as working with our fellow yacht clubs via the Council of Commodores, it was as important to develop relationships with our immediate neighbours and look collectively at our common issues and work to establish solutions together. To this end, we achieved some success and have developed relationships that can be maintained by the new board taking us into a collective future. Some of the things that we worked on together was parking for events at the Navy, help with weed warrior issues with the condo complex, lease extension provisions under discussion with NYC and more issues to possibly be undertaken by the 2021 Board of Directors at their discretion.

Finally I would like to say that it has been an honor to serve Alexandra Yacht Club as Commodore, Rear Commodore and Social Director. Its been great getting to know everybody and I hope that my efforts have (and will continue) to make a difference.

8. Election Results

8.1 Paul Oliver Election Officer states from 78 votes cast that Nick Pitt is declared Commodore with 48 votes.



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The following Board members are confirmed for the 2020-2021 year

- Vice Commodore Bjarne Peterson
- Rear Commodore Geoff Gurr
- Membership Director Alison Honey Woods
- Secretary Bill Morris
- House Director Phil Dunk
- Social Director Wesley Spencer
- Fleet Captain Gareth Clemo
- Communications Lee Silver
- Treasurer Scott Durdle

9. Other Matters

9.1 Joe Koole confirms that \$2000.00 was collected this year in recycle returns for the Covenant House charity

9.2 Don Williams asked about the mooring basin status. Deffered for the new BOD briefing

10 . Motions to be presented at this meeting: Any motions will be held over until AYC's Spring General Meeting

11. Adjournment

10.1 The meeting adjourned at 8:36 pm following a motion by Ken Daisley, 2nd by Gareth Clemo.



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12 .Next meeting

11.1 The next AGM meeting is scheduled for **Wednesday, March 17 2021 at 7:30 pm.**