



**Annual General Meeting of Members**  
Saturday July 6, 2024  
Dwight Community Centre

**See Appendix for Attendees List**

**1. Welcome, Land Acknowledgement, Call to Order and Approval of the Agenda – Wendy Gibson**

- Wendy Gibson introduced herself as Chair of the Meeting and indicated that Lili Davis-Burchat would act as Secretary of the Meeting. She made the following land acknowledgement:

*I would like to begin by recognizing that Lake of Bays is on the traditional lands of the Anishinaabe and Haudenosaunee Nations, and that many First Nations, Metis and Inuit people continue to call this area home. Their legacy and respectful stewardship of this land transcends colonial systems and treaties. We acknowledge that we are settlers here and that the history of these lands has been tainted by poor treatment and a lack of friendship with the First Nations.*

*Our past defines our present and we have a shared history to reflect on. It is up to each of us to commit to truth and reconciliation so that we may move forward as friends and allies, and to ensure the past does not define our future.*

- Quorum for Lake of Bays Association Annual General Meetings has been set at ten individuals who are members entitled to vote and Ms Davis-Burchat confirmed quorum was met. Notice of this Meeting was sent to all members as required by the By-Law. Ms Gibson called the meeting to order at 9:35 a.m.
- Ms Gibson asked for a motion to approve the agenda as included in the Notice of this Meeting.

**BE IT RESOLVED THAT**, the agenda for the 2024 Lake of Bays Association Annual General meeting be approved as circulated.

**MOVED BY:** Susan Truscott; **SECONDED BY:** Anne Swan.

There was no discussion of the resolution, and it was **CARRIED**.

**2. Introductions – Wendy Gibson**

- Ms Gibson introduced the Board of Directors, administrative team, political representatives, and exhibitors. She introduced Heather Yates, Area Steward Coordinator and asked all Area Stewards in attendance to stand.

**3. Presentation of the Minutes of the 2023 Annual and Special Meeting – Wendy Gibson**

- Wendy Gibson indicated that the last Annual and Special Meeting of Members was held on Saturday July 8, 2023, at the Dwight Community Centre, and that the minutes were posted on the Association website. There were no questions or comments about the minutes.

#### 4. **Presentation of Auditor's Report and Financial Statements – Kathy Ogryzlo**

- Ms Gibson introduced LOBA Treasurer Kathy Ogryzlo and asked her to present the Financial Statements of the Association for the year ending October 31, 2023, together with the Auditor's Report as contained on the Association website and distributed in the 2024 Yearbook.
- Ms Ogryzlo began by thanking Bookkeeper Sarah Macintosh and Executive Coordinator Lili Davis-Burchat for their assistance.
- Pahapill and Associates Professional Chartered Accountants completed the audit for their third year. They found no errors in the accounting records and made no corrections to the statements. The audit opinion from Pahapill and Associates is a standard qualified opinion for not-for-profit organizations.
- The audited financial statements were approved by the Board of Directors on February 29, 2024, and are presented at this meeting for the information of the members and to provide an opportunity for questions.
- Ms Ogryzlo recognized that a tremendous amount of work accomplished by the Association is undertaken by volunteers and the financial statements do not reflect the time and costs associated with those hours.
- Every year the Executive Coordinator and Treasurer prepare a budget which is then approved by the Board of Directors. The budget serves as a guide and benchmark against which we evaluate our performance through the year. We review our revenues and expenses against projections through the year and tweak our activities according to where we stand.

- Ms Ogryzlo spoke to the **General Fund Operations:**

##### **Revenue**

- Total revenue of \$146,000 from membership fees and advertising revenue.

##### **Expenses**

- The largest expense is contracted services for Bookkeeper and Executive Coordinator (\$38,562).
- Next largest is for publishing, postage, mailing and advertising commission of the yearbook (\$29,229).
- Newsletter and Membership services include the cost of the Current Connection newsletter and maintaining our membership database (\$15,622).
- General administration is the costs of operating our office (\$13,229).
- Environment costs reflect the water-quality testing program (\$8,488).
- Donations reflect annual donations to the two Hospital Foundation and two volunteer Fire Departments (\$2,000).

##### **Overall**

- Excess of Revenue over Expenses of \$27,313, however this is largely due to not working on our membership database and website as expected. We have budgeted a deficit in 2024 as we work on those projects.
- Ms Ogryzlo went on to speak about the **Action Fund:**
  - The Action Fund was created to provide funds for specific special projects relevant to the lake. It is intended to be a reserve to cover costs such as legal and consulting fees, preparing briefs and representations associated with development plans, environment, water and air quality issues and government restructuring. This fund is critical to LOBA's ability to act on the memberships' behalf regarding major lake issues. The fund is reliant on contributions, of which there were more \$18,600 during fiscal 2023.
  - Over the past several years, the Association has used money from the Action Fund to support the Ontario Land Tribunal appeal of the proposed Langmaid's Island development, and the second stage of that appeal was held during fiscal 2023.
  - The fund is also used to support community projects and in fiscal 2023 we supported the Improvement Project for the Baysville Community Centre and Enliven Cancer Care.
  - Ms Ogryzlo emphasized that this fund is there to help LOBA engage in difficult and expensive causes and from time to time we will draw on the accumulated surplus of the Fund. At year end, the Action Fund retained a healthy accumulated surplus of just over \$182,600.

- Looking at the **Balance Sheet**, Ms Ogryzlo explained that we ended the year in a healthy financial position with \$355,600 in cash and investments (long and short term), and we maintain a surplus of close to \$331,000 combined in the General and Action Funds.
- The floor was opened to questions and there were none.

5. **Appointment of Auditors and Remuneration – Kathy Ogryzlo**

- This past year was the third year with Pahapill and Associates. The Board is pleased with the relationship and is happy with the quote for the next three years.
- Ms Ogryzlo made the following resolution:

**BE IT RESOLVED THAT**, Pahapill and Associates, Chartered Professional Accountants, are hereby appointed the Auditors of the Association to hold office until the close of the next Annual Meeting of the Members, and the Directors of the Association are hereby authorized to fix the remuneration of the Auditors.

MOVED BY: Kathy Ogryzlo; SECONDED BY: Bev Govan.

There was no discussion of the resolution, and it was CARRIED.

6. **Election of Directors for 2024-2025, and Recognition of Outgoing President and Retiring Directors – Mary Ann Peden and Don Macintosh**

- Ms Gibson asked LOBA Nominations Chair Mary Ann Peden to present the nominations for Directors for 2024/2025.
- Ms Peden explained that By-Law No.1 fixes the size of the LOBA Board at 13 Directors and at the time of this meeting all those Board seats are occupied. Directors are generally elected for a three-year term, and those terms are staggered so that the three-year terms of four or five Directors expire each year. From time-to-time Board seats may be vacated or remain vacant between AGMs.
- At this AGM, the terms of five directors expire as a result of the expiry of their three-year term. They are Ian Beverley, Wendy Gibson, Paul Gleeson, Kathy Ogryzlo and Mary Ann Peden.
- At a meeting of the Board of Directors held on May 25, 2024, the Nominating Committee comprised of Ms Peden and the President, presented a slate for the election of Directors to fill the vacancies on the Board. Two Directors whose terms are expiring are retiring from the Board, three are being nominated for a further three-year term and Tom Fenton is being newly nominated to the Board. Tom has been a practicing corporate lawyer for more than 35 years, with experience in governance.
- The Committee's nominees, each for three-year terms are: Tom Fenton, Wendy Gibson, Paul Gleeson and Kathy Ogryzlo. No further nominations were received in accordance with the By-Laws of the Association.
- Ms Peden made the following resolution:

**BE IT RESOLVED THAT**, each of Tom Fenton, Wendy Gibson, Paul Gleeson and Kathy Ogryzlo, the persons nominated as set out in the Report of the Nominating Committee, be and they are hereby elected as Directors of the Association, and each to hold office for a term of three years.

MOVED BY: Mary Ann Peden; SECONDED BY: Anne Swan.

There was no discussion of the resolution, and it was CARRIED.

- Ms Peden recognized the service of retiring Director Ian Beverley and outgoing President Wendy Gibson. Each was presented with a gift.
  - **Ian Beverley** joined the LOBA board in 2012, served on various committees and was president from 2014 to 2018. Mr. Beverley strongly supported LOBA's commitment to a clean and healthy environment, responsible development and education.
  - **Wendy Gibson** is stepping down as president of LOBA but will remain on the Board for the next three years as Past President. During her time as President, Ms Gibson and the Board of Directors navigated many important issues. Ms Gibson's most significant contribution was her work and commitment to the Langmaids Island development proposal. She was involved from day one for over six long years and LOBA was recognized by the Federation of Ontario Cottagers Association for this work. Ms Gibson was a strong leader and dedicated to the LOBA vision and mission.
- Don Macintosh recognized the service of retiring Director Mary Ann Peden and presented her with a gift.
  - **Mary Ann Peden** is stepping down from the Board after nine years. Ms Peden first served as Chair of Communications for two years, then as President for three years, and then as Past-President for three more years. In addition, for the past two years, Ms Peden has served as Chair of the Governance Committee, guiding us through a number of critical strategic initiatives. Her expertise and commitment extend beyond our board, as she continues in her second term as a highly valued member of the Board of FOCA (the Federation of Ontario Cottagers' Associations).

#### 7. **Presentation of the Betty Day Award – Don Macintosh**

- Mr. Macintosh explained that the Betty Day Award was established in 1992 to recognize and acknowledge volunteers who have made extraordinary efforts in performing activities that further the goals of the Association. The award is in memory of Betty Day, who passed away in May 1992, while serving as President of the Association.
- Mr. Macintosh announced that the 2024 award is being presented to Mary Ann Peden for her exemplary contributions to LOBA including moving the Association forward strategically by leading work on the five-year strategic plan, reduction of the size of the Board of Directors and introduction of term limits; guiding the Association during the pandemic; sitting on the Board of FOCA; and being an Area Steward for 15 years. Her leadership style has been quiet but firm, respectful and innovative.
- Mr. Macintosh presented Ms Peden with a Shoreline pendant by local artist Miranda Britton.

#### 8. **President's Remarks – Wendy Gibson**

- Ms Gibson began by highlighting the updated LOBA mission statement.
- LOBA participated as a party in the third hearing regarding the Langmaid's Island development proposal. On the issues of concern to LOBA in this third hearing, LOBA was satisfied that Character Guidelines have been included in the Plan of Subdivision, there has been no reduction in the size of the conserved land and any variance on bunkie placement will require environmental and visual impact assessments.
- LOBA received the Terry Rees Achievement Award from FOCA in March 2024, for work on the Langmaid's Island appeals.
- LOBA advocated for and the Township of Lake of Bays has agreed to develop education materials to explain standards and policies for waterfront property owners considering improvements to their property.
- LOBA will be engaging with Township staff as they review and update the Lake of Bays Official Plan and will be engaging with District staff as they review and update the Resort Development Policy.
- Ms Gibson highlighted LOBA's Community Improvement Grants through which since 2012, thousands of dollars have been donated to projects that better the community.
- Ms Gibson recognized the work of the Area Steward volunteers and encouraged anyone interested to volunteer.

- The LOBA Propane Discount program has been strengthened by joining the North Muskoka Buying Group with Superior Propane.
- Ms Gibson thanked all directors, volunteers and the administrative team who have assisted her as President over the past three years, and introduced the new President of LOBA, Paul Gleeson.

9. **Incoming President's Remarks – Paul Gleeson**

- Mr. Gleeson thanked Ms Gibson for her work over the past three years.
- He spoke about his Lake of Bays and career backgrounds, and emphasized the importance of development that conforms to local by-laws and standards, and the challenges LOBA faces in preserving the quality of life that Lake of Bays has to offer.

10. **Member Q&A – Paul Gleeson**

- There were questions and concerns expressed about the Township Roads License Agreements By-law. Mr. Gleeson indicated that LOBA is aware of the issue and has requested a meeting with appropriate councillors and staff. LOBA has also had discussions with FOCA.
- A question was asked whether others have noticed the water has been very high this year, particularly in the Spring. LOBA Director Don Macintosh indicated that the Muskoka Watershed Council is monitoring this and noted that heavy rains can cause the water to rise three to four inches. Councillor Michael Peppard stated the dams in the Muskoka Watershed were not designed for flood control.
- Concern was expressed about debris still in the water in Ten Mile Bay from the Highway 35 washout this past Spring. Mr. Gleeson indicated LOBA will continue to raise this issue.

11. **Guest Speaker – Norman Yan, Friends of the Muskoka Watershed**

- Dr. Yan made a presentation titled *Again Hazardous Algal Blooms: Why might this be happening? What can we do?*
- The talk centred on the fact that hazardous algal blooms are increasing in Muskoka (and other places) despite decreasing phosphorus. One potential reason is decreased zooplankton caused by increasing invasive creatures like spiny water flea, excessive road salt and calcium decline in our forests and water.
- The floor was then opened for questions.

Q: Could water bubblers be causing issues?

A: Dr. Yan said he suspects not since the Autumn water turnover happens before bubblers are typically turned on.

Q: How do we add calcium?

A: Bring your cold, household woodstove ash to a Friends of the Muskoka Watershed ash drive at Rosewarne transfer station or spread it on your property (not in the water).

11. **Adjournment**

- Mr. Gleeson thanked everyone for attending.
- The meeting was adjourned at 11:30 a.m.

Minutes Approved: 2024-09-21

*Paul Gleeson*

Paul Gleeson, President

*Lili Davis-Burchat*

Lili Davis-Burchat, Secretary

## **Appendix Attendees**

**Members and Guests:** George Anderson, Diane Arrell, Andy Barnett, Morrison Barry, Laura Beverley, Steve Blair, Pamela Bowen, Dale Bradley, Carol Brimacombe, Richard Burnet, Scott Cannon, John Cheeseman, Karen Chisvin, Cheryl Coull, Katherine Craine, Clare Davis, Sarah Davis, Jim Davison, Kim Davison, Marius de Bruyn, Beverley Deacon, Charlie Deacon, McCreesh Don, Ted English, Susan Fenton, Tom Fenton, Eric Fines, Loretta Fines, Fred Flaxman, Jennifer Flaxman, Sandy Forsyth, Scott Gibson, Karen Girling, Anita Gleeson, Bev Govan, Fraser Govan, Ruth Greey, Steve Greey, Gillian Hall, Ron Hall, Judy Halladay, Sam Hart, Tony Havlik, Jim Hiley, Lynda Holloway-Middaugh, Steve Howell, Bill Howson, Ann Jeffrey, Ken Jeffrey, Joan Kneale, Bob Lacroix, Bob Lehman, Joan Lehman, Michael Levi, Dave Livermore, Colleen Lowry, Sarah Macintosh, Ross MacKinnon, Bruce MacLellan, Chuck McClelland, Sally McClelland, Mary Lou McKinley, John McKinnon, Virginia McKinnon, Rod McLean, Ed Murphy, Carol Nerling, George Nickerson, David Peden, John Peden, Bonnie Peebles, John Pepin, Mike Peppard, Allan Petrisor, Diane Pleavin, Linda Robinson, Jorge Rodrigues, Sue Schaal, Mary Sinclair, Illoana Smith, Thelma Spence, Jim Stewart, Jinty Stewart, Nancy Tapley, Ron Tonogai, Charles Truax, Myrtle Truax, J. Tupper, Doug Ward, Carla West-Cheeseman, Gloria Woodside, Heather Yates, Tony Yates

### **Board of Directors:**

**Present:** Wendy Gibson, Ian Beverley, Bruce Creighton, Paul Gleeson, Susanne Gossage, Don Macintosh, Ann Morrison, Kathy Ogryzlo, Mary Ann Peden, Anne Swan, Susan Truscott, Glenn Vickery

**Secretary:** Lili Davis-Burchat

**Regrets:** Tim Hadwen

**Exhibitors:** Norman Yan and Staff, Friends of the Muskoka Watershed; Haley Grieve and Grace Wiley, The Land Between; Arlene Vickery and Tiff Daniels, Andrew Daniels Fish Stewardship Foundation; Huntsville Hospital Foundation; Joanne Cunnington; Lori Knowles; Susan Brown, Chestnut Park Real Estate; Jayne McCaw, Jayne's Luxury Rentals

**Speaker:** Norman Yan, Friends of the Muskoka Watershed

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