

DRAFT

MINUTES OF THE ANNUAL GENERAL MEETING

PLCA and PLA Minutes 2021 Virtual AGM
August 2, 2021

Graeme welcomed everyone to the AGM at 9:20 AM . It is the 73rd AGM for the PLA and the 4th AGM for the PLCA. Graeme offered condolences to anyone who has lost a friend or family member to the Covid 19 pandemic. Lori Vaudry hosted the meeting and gave the membership an overview of the online format and the layout of the presentations and chat and trivia functions.

LAND ACKNOWLEDGEMENT

This acknowledgement was presented by Bridget Love.

We want to acknowledge that we are on lands traditionally occupied by Indigenous Peoples. Their legacy and respectful stewardship for this land continues to shape Peninsula Lake today and we want to show our respect. Centuries after the first treaties were signed, they remain relevant today in guiding our decisions and actions.

The PLCA & the PLA are continuing to persevere in their involvement in taking care of the land and environment by educating the present and next generation.

SPECIAL GUESTS

Graeme Eastmure introduced this year's special guests:

Karen Terziano - Mayor of Huntsville

Terry Glover - Mayor of Lake Of Bays was not able to attend, he sent his Mayor's letter to the township (A Message from Mayor Glover)

Nancy Alcock - Deputy Mayor & Huntsville councillor

Tim Withey - Huntsville councillor

Michael Peppard - Lake Of Bays councillor

Nancy Tapley - Lake Of Bays councillor

Richard Clark - Huntsville Manager of Planning

Graeme welcomed the guests and then asked if anyone would like to say a few words or a prepared statement. Karen Terziano thanked Graeme for the invitation and with limited time, opened the floor to any questions that the membership had.

Questions asked by members to guests:

Tony Moffat - Urban sprawl in Huntsville

- Response by Karen Terziano - urban sprawl is expected. From a planning development, there were designated urban cores that council had approved: Port Sydney; Hidden Valley; Deerhurst as they are within water and sewer services. We have some strict rules about the development that head out into the rural areas and we know that exceptions are made for it but our Official Plan suggests that we stay within the urban core as much as possible.
- Response by Nancy Alcock - focus is on the updated plan that was approved in 2019 and specifically speaks to a well defined urban and settlement area where water and sewer lines are available. An inordinate amount of development is going on, and permits that had been on the books for the last 10 years are now being activated by developers who have been sitting on them, but due to covid-19 and the movement of people to this area, the growth in the last 2 years has been exponential.
- Comment by Tony Moffat- he wants development to remain in Huntsville not the west end of Pen Lake. Nancy Alcock's response was that this area is where water and sewer lines are in place.

Rob Hurst - As there were no permits issued for the docks at Deerhurst in Mosquito Bay, why were they not removed, and where is Deerhurst in regards to the application and why has there been no public meeting scheduled as of yet.

- Response by Richard Clark - The Town of Huntsville (TOH) has approached Deerhurst and have been in discussions with them in regards to educating them and getting them to come into compliance with bylaws. Deerhurst has indicated that it is their wish to keep the docks and the TOH has told them that there is a zoning bylaw variance that is required. There are also studies to be completed by Deerhurst, an environmental study and a navigational study have been requested. We would be advised if any additional studies were to be requested by the TOH Planning department.
- Nancy Alcock response - Application from Deerhurst and not been submitted yet, only a pre-consultation meeting done with the Planning department. She reinforces that the public will have an opportunity to be involved with the discussions.
- Rob Hurst reiterated that this very issue was raised at the 2020 AGM, one year ago, and even after a meeting with the Deerhurst General Manager, and at that time an application was due at any time. A year later and Huntsville has not imposed a deadline for Deerhurst to come into compliance.
- Response from Nancy Alcock and Karin Terizaino - They have committed to have an internal planning department meeting next week to discuss the Deerhurst dock situation. Nancy said that she was not aware of our on-going concerns of the Deerhurst dock situation. They said that they would be in touch with the association after the meeting.
- Rob Hurst - Why was Deerhurst not required to remove the docks? If a private residence did the same thing, would they have the same rules?

- Response by Richard Clark - Yes they would have the same rules. Our first step is to educate people and work with them to get to compliance with the bylaws. If they are unable to reach compliance and approval, then they will be asked to be removed.

Comment by Gord Moffat - If any other property owner on the lake installed a dock without proper authority, they would have been told immediately to remove the dock by a specific date or submit an application to have the dock added to the lot coverage. It appears that Deerhurst is skating around the process and the town is allowing them to do so. Gord Moffat is afraid that other people on the lake will take this as a precedent setting scenario and this is dangerous. There is also a very different way of how things are handled between Lake Of Bays and the Town Of Huntsville and it could become confusing for people.

Graeme thanked the Mayor and Councilors for attending the meeting and answering the questions raised.

Graeme turned the meeting over to Gord and the PLA portion of the AGM.

Call to Order and Constitution of the PLA Meeting:

Gord Moffat introduced the board members of the PLA

Ted Charlton- Vice President

Wendy Somerville- Environmental Director

Cathy Oakden-Treasurer

Ken Harper- Secretary

Doug McKnight- Lake of Bays/Huntsville liaison

Approval of the 2020 Agenda:

Gord went through the agenda and asked for a motion to approve the agenda.

Approved by Graeme and seconded by Susan Brenciaglia.

APPROVED.

Approval of the 2020 AGM Minutes:

Gord asked if there were any additions, omissions or corrections to be made to the 2020 AGM minutes. No corrections were brought up.

Gord made a motion to approve the 2020 AGM minutes.

Approved by Ted Charlton and seconded by Wendy Somerville.

APPROVED.

PLA President's Report – Gord Moffat

Gord spoke about the year of turmoil and life around us being in a constant state of change with Covid being front and center in everyone's life. Our new normal will not look the same going

forward. We recognize that there are times that change much slower. The environment and ecosystems, weather patterns, subtle changes to the shore line over time can be quite drastic that we see over time. Our winters are becoming warmer and changing the dynamics of the landscape and seen by the ice on and off dates change every year. The intensity of the storms and tornadoes that are hitting our area causing damage to property. The PLA recognizes these changes and tries to keep the membership informed and stay focused on our priorities. The PLA rely on the support of the membership to help us spread the word to neighbor's friends and family on the importance of safe boating away from the shoreline and enhancing the shoreline with natural vegetation. We have continued most of our activities and added some new initiatives as well. These meetings, even virtual, allow us to stay connected and pass on information through e-blasts and updates on the Pen Lake website. Even though the ECO-Wokshop date has been stopped due to Covid, there is a lot of vital information that has been added to the web site allowing the membership to view this material at their own pace. The PLA has also started a quarterly newsletter and appreciates hearing from the membership on topics that are of interest to you.

The PLA is also responsible for the Pen Lake Nature Farms Reserve for the Muskoka Conservancy. One of our commitments is to have the property cut down to keep trees from growing which will happen this year. The garden on the PLA property has been expanded by one of our members, Janet Walker to enhance the area around the commemorative stone.

Ted Charlton- Web Site and Communications:

Ted shared some of the Initiatives that the PLA has undertaken over the last year from a communication perspective. The primary mandate of the PLA is to preserve, protect, restore and improve the natural resources plus the water quality and the environment of the watershed. There have been 3 communications that Gord touched on that were very significant. First is the development of the PLA/PLCA brochure that was sent out to every property owner, both members and non-members on the lake through the Dockside publication. One side of the brochure was focused on the PLA and the environmental shoreline restoration initiative and the other side was the PLCA and the Community events and activities that they manage.

We are focused on expanding on the partnership that we have with the Muskoka Watershed Council to protect your waterfront and talked about best practices and ways to protect your investment around the shoreline.

We decided to develop some PLA branded newsletters focused on the environment on shoreline and getting the message out to show how enhancing the waterfront can help with erosion and geese access to properties. We have sent out two newsletters, one in the spring and one in May, with another coming by the end of August.

The other initiative is to keep the website up to date with relevant, meaningful and pertinent information. A reorganization of the web site was done to enhance the information available.

The focus going forward is to move away from the ECO workshops and work on webinars and links to information from our partners at the Watershed Council, Safe and Quiet Lakes, FOCA, and other partners.

Ken Harper's report - on the PLA property:

The PLA was very successful in the sale of 4 more trees that were put up for auction this year to promote fundraising for the PLA. All the trees were planted in June and personalized plaques were adhered to a piece of Muskoka granite and placed in front of the trees.

One of the projects for the PLA this Covid year was to refurbish the picnic tables on the property and I took on the project and took the tables apart, sand down and restain the wood.

Many thanks to Janet Walker for her work to enhance the garden around the commemorative stone beautifying this area.

We also built a gate for the PLA property enhancing the entrance to the area and posted a new PLA logo and members only sign. One of our members, Geoff Faulkner donated the hardware, plans and his time to build the gate.

The Shed that Eric Koustaal donated to the property was put on hold due to Covid and will hopefully get put on the property in 2022. We obtained a variance from the Town of Lake of Bays to ensure we were in compliance with setbacks and lot lines.

Ken Harper's Pen Lake Nature Farms Report:

We are stewards of the Pen Lake Nature Farms Reserve and manage the property for any unauthorized use such as motorized vehicles or persons camping on the property. The conservancy has put up new signs on the property and we added new no trespassing signs highlighting the bobolink birds that nest in the meadow. We also reached out to the membership to ask if any member was interested in building bird houses for the property. A few were made and deployed for the wrens and swallows to use.

The property will be cut this fall as Gord has mentioned to keep the trees from growing keeping it as a meadow.

Ken Harper's Loon Report:

I am happy to announce that one loon was born on the lake this year in Wolfs Bay, however the high water and wakes from boats may have been too much for the loons to manage in other areas of the lake. I have some loon nesting signs that will be put out in the spring to keep canoes and kayakers from getting too close to the nesting area.

Cathy Oakden- PLA Treasurer's Report:

Cathy Oakden spoke about the Pen Lake Association balance statement. The PLA has approximately \$40,000.00 in the bank in cash and GIC's and our only liability was 2 memberships

that were paid to the PLA. These funds were transferred to the PLCA. The income statement shows the majority of funds came in from the tree planting project fundraiser. The largest expense was for the PLA property that included the new gate built by Geoff Faulkner and Ken Harper. Other expenses were the enhancement of the garden around the memorial stone and the variance for the shed. The property grass cutting and taxes round out the expenses for the property.

Approval of the PLA Financials:

Motion for approval of the PLA Financials: Susan Devins Secoder: Lang Moffat.

All in favor, Carried

Wendy Somerville- Environmental Report:

I think we can all agree that the summer of 2020 has been a challenge for us all. All of our testing programs were cancelled and the lake partners program, the algae pilot project and the Muskoka Watershed Council project. Bacterial testing by Jim Marshall was cancelled and the benthic monitoring day was put off for the year.

Most of the testing started up in 2021 with the benthic monitoring at Carol Sissons property. It was attended by one family with social distancing adhered to.

The ECO workshop was done virtually in 2020 and the attendance was not as expected. We have taken the workshop on line as reviewed earlier and put on line for the membership to view at their leisure. There are webinars, presentations and YouTube videos on the web site.

Shaw's Road revegetation project:

We contacted The Natural Edge through the Muskoka Watershed Council and they agreed to partner with us to provide a planting plan for the end of Shaw's Rd. The PLA paid \$250.00 and a presentation was put together and presented to the Town of Lake of Bays council. We received a unanimous vote of approval to plant and restore the shoreline. This program is available to any property owner.

Question:

John Brenciaglia asked about the water quality alert that was sent out by the district for hillside. The township monitors the beaches and posted an advisory on the water quality.

Tony Moffat made mention of the superb job that Wendy has done on the education of the environment and shorelines but wonder how effective this has been and will be but when he looks around the lake he is somewhat disappointed especially on private properties that they

have not taken the initiative to clean up their shoreline like no longer mow their lawns down to the water's edge and he wonders if some kind of measurable quantity can be arranged property by property.

This is a sensitive topic and people do not want to be lectured to and told what to do. On the other hand if we are all behind this for our lake, there should be an initiative to measure how well we are doing.

Wendy mentioned the Love Your Lake program that went around the lake and assessed every property on the lake and every single property owner got an assessment of their shoreline.

Gord reiterated that the PLA's job was to educate, inform and encourage the membership of the importance of shoreline. The PLA cannot police the property owners on the lake and there are laws in place for those who do not abide by them.

Heather Moffat wanted to know if we could publicize the Shaw's Rd initiative to the membership.

Ted said that he would add this item to the next communication.

PLA Board Slate 2020-2021 – Gord Moffat

Gord Moffat advised that his term as president has come to an end and Ted Charlton has accepted the position of president. The new slate for the PLA board will remain in their current positions.

Ted Charlton- PLA President
Gord Moffat- Vice President
Cathy Oakden-Treasurer
Ken Harper- Secretary
Wendy Somerville- Environmental Director
Doug McKnight- LoB/Huntsville Liaison

Approval of the PLA Slate 2020 - 2021:

Motion for approval of the PLA Slate: Ted Charlton Secunder: Heather Moffat

All in favour. Carried

Ted wanted to make a mention of a very significant donation from Clark McDaniel. Thank you!

Ted also wanted to make a presentation on behalf of the board to Gord Moffat.

Gord has been the president of the PLA since its conception 4 years ago and previous to that on the board holding many different roles. Gord was instrumental in moving the PLA forward and providing leadership to the team. Gord started the commemorative tree planting program that will continue for years to come.

Cathy virtually presented Gord with a paddle for his dedication to Pen Lake from 2011 to 2021 and on.

The PLA AGM was adjourned at 10:37am

~ the PLA portion of the meeting was concluded, and a 10-minute break was provided before the commencement of the PLCA meeting ~

PLCA AGM was called to order by Graeme Eastmure at 10:47 am.

Introduction of Board:

PLCA

Graeme Eastmure | President

Bridget Love | Vice-President

Andrew Moffat | Treasurer

Sandy Hikisch | Secretary

Jenner Pratt | Communications & Membership

Vicky Koudstaal | Pen Notes Editor

Lori Vaudry | Social Director

Bruce Howell | Director

Susan Devins | Director

APPROVAL OF THE AGENDA

Lang Moffat made a motion to approve the agenda. Seconded by Vicki Koudstaal. All in favour.

APPROVAL OF THE 2020 AGM MINUTES

Ken Harper made a motion to approve the minutes. Seconded by Susan Devins. All in favour.

PRESIDENT'S REPORT

Graeme Eastmure opened the meeting with the following comments:

- Terry Glover, Mayor of LOB, was not able to join the AGM, but had sent "the Mayor's Letter to the Township"

- Short Term Rentals - New Lake Of Bays bylaw is in the process of being discussed and finalized by the fall of 2021
- Broadband internet in rural areas
- New Lake Of Bays noise bylaw
- Covid-19 pandemics have always been within society
- 1948 priorities for the PLA board that are still relevant to today's board priorities. The only one now that is not present is social services.
 - Sanitation
 - Building & construction
 - Taxation
 - Docks
 - Roads
 - Navigation
 - Police & fire
 - Social services
- The dues in 1952 were \$3.00
- Deerhurst and SWS seadoo issues on the lake.
- Shore stewards are the unsung heroes on the lake and we should recognize their efforts to keep the PLA & PLCA on people's radar

COMMUNICATION AND MEMBERSHIP

Jenner Pratt - current membership ship role is 193 paid members, down from 207 in 2020. It is a lot lower than what we would like and we hope to grow the membership in 2022.

TREASURER'S REPORT

Andrew Moffat presented the balance sheet and income statement to the membership. Expenses are way down due to Covid-19 and social events not being done,(Canada Day , Springsyde Dock Rental) and admin expenses Website Development, Pen notes and membership directory not having been an on-going expense, just a one time purchase.

SOCIAL REPORT

- Sunday August 1 boat parade had 100 boats participate
- The race winner was Carol Love
- There is lots of social events planned for the remaining of the summer: Huntsville Downs Golf, Dick Moffat's 80th birthday dock party , Family picnic at Flat Rock

BUOY REPORT

Ken Harper - There had been a discussion of having to purchase new buoys, but due to the high cost increase and outside of our budget, Ken repainted 7 of the buoys and they have been installed on the lake.

PROPANE GROUP

Ross Maund is the director of the Woodland Heights Propane Buying Group.

The legacy of central purchasing is"

- 250 homes
- Purchased 1.4 million litres of propane last year
- Organization is volunteers only
- Sole requirement to be a member of the group is that you must be in good standing with our association
- There is a representative for each association in the buying group
- Covid-19 has changed the landscape as the cost of commodities has greatly increased
- Supply chain
 - Wholesale liquid propane rose over 70% from Sept 2020 to Mar 2021
 - Now into July 2021, it has come down of 50% instead of 70%
 - Negotiations are difficult- 2021 cost per litre will increase; 2021-2022 group to continue to monitor pricing
 - Savings were between \$800 to \$1400 per year in Woodland Heights

Questions/Comments

David Walker - how many members are in the buying group from Pen Lake?

Answer - There are 24

Tony Moffat - Fossil fuels contribute to climate change, are we going to try to switch over to renewable energy, such as solar/wind

Answer - There is nothing the association can do right now

VIRTUAL VOTE TO ELECT NEW BOARD OF DIRECTOR SLATE

Susan Devins | President

Bridget Love | Vice-President

Andrew Moffat | Treasurer

Sandy Hikisch | Secretary

Jenner Pratt | Communications & Membership

Vicky Koudstaal | Pen Notes Editor

Lori Vaudry | Social Director

Bruce Howell | Director

APPROVAL OF THE NEW BOARD

Rob Hurst made a motion to approve the board slate. Seconded by David Walker. All in favour.

EARLY BIRD DRAW

The early bird winners this year are Jim and Susan Marshall - \$100 gift certificate at Muskoka on the Rocks.

OTHER BUSINESS AND QUESTIONS / ISSUES FROM MEMBERS

David Walker - a number of people now live here all year round and just because the lake is frozen we should still try to keep connected with the members and the townships.

Lang Moffat

- In regards to communications, if there is more than 1 item on the email, it would be good to clarify what is in the email by stating it in the email heading
- Membership decline - any indication as to why people are not renewing membership?
Answer - We can only speculate but we believe that it is due to deaths or residents and their children now renewing the membership and also people moving off of the lake

Tony Moffat - We need to get the names of the property owners from the Huntsville and LOB townships. Also engage shore stewards to go visit the cottages and tell them about the lake associations. Tony said that he would volunteer to go to the town offices and update the list he made from prior years.

Lang Moffat - Does the PLCA have a legal obligation to use the money that is collected each year?

Answer - There is no obligation to spend a certain percentage of revenue collected each year. The reserve can be built up to fund future expenditures such as the buoys and for retainer fees, re expertise with dealing with Deerhurst and the quarry.

TERMINATION OF AGM MEETING:

Graeme Eastmure terminated the meeting at 11:41 AM