

Present: Rick Jeffrey (Chair/Minutes), Mike Bourne, Lloyd Ferguson, Sue Fox,
George Hillier

Regrets: None

1) **Adoption of Minutes for March 6, 2021, March 21 and April 10, 2021**

Moved: G. Hillier
Second: L. Ferguson

2) **Outstanding Action Items**

- a) Board proposal to convert suite into common area for the AGM. *Pending*
- b) Board to develop a share transfer fee proposal. *Pending*
- c) R. Jeffery to write a letter to the owner of lot 53 clarifying the rental policy and reiterating that use of the gate on the perimeter wall along Lot 53 is for personal use only. *Pending*
- d) Rat Devices – Lots 54, 55, 59 and 60. *Pending*

3) **Financials**

MOTION: To move accounting firms to C. Janke for the bookkeeping and Roset Lanyon for accounting, and to present the change of accountants at the AGM.

Moved: L. Ferguson
Second: S. Fox

PASSED

4) **Caretaker Bonus**

MOTION: To provide Jim Bourne with a \$2000 bonus for extra work above the contract requirements in the development of lots 1A, 1B and 10.

Recused: M. Bourne
Moved: S. Fox
Second: L. Ferguson

PASSED

5) **Caretaker Contract**

ACTION: R. Jeffery to renew Caretakers contract.

The following items were to be discussed with J. Bourne as part of the renewal:

- a) More assertive security and policing of the boat launch
- b) Proof of insurance now a requirement of the Board
- c) Establish a key press box
- d) Remove suite cleaning
- e) Disinfect the entire washrooms once a month

- 6) **AGM Planning**
Update was provided.
- 7) **Operational Items Reviewed**
- a) Lot 4 rental adjustment to extend for 3 weeks.
 - b) Lot 42 perimeter fence - complete
 - c) Swim Area - work in progress with consultation with owners.
 - d) Shaw Cable lots 43-53 - service upgraded for all lots 46-52
 - e) Maintenance Project Summary
 - f) Lock replacement for common areas – [Agreed to replace the locks.](#)
- 8) **LIRF Summary/Updates**
M. Bourne provided an update.
- 9) **Capital Projects Review**
R. Jeffrey provided an update.
- a) Electrical Lots 43-53 & 17
 - b) Electrical Lots 18-22
- 10) **Website Password**
[Agreed to update website password.](#)
- 11) **Cella Letter**
R. Jeffrey reviewed the response letter to D. Cella. Mr. Cella showed up at the meeting to hand deliver five letters, one to each Board member.
- 12) **Move to adjourn 10:45 am**
Moved: M. Bourne'
Second: G. Hillier