



Floating Home Association of BC



2020 Annual General Meeting

The Floating Home Association
Via Conference Call

May 30, 2020

11:00 am - 12:00 noon

1. CALL TO ORDER

President Kelly McCloskey called the meeting to order at 11:09 AM. He then asked secretary, Sandy McKellar, to do a roll call. Secretary, Sandy McKellar, took the roll call.

General Members present on the call:

Ken Shand, Susan Norris, Margot Steeves, George Steeves, Richard Belliveau, Thomas Sinclair, David Bruce, Nathalie Payette, and Jane Fee

Board Members present on the call:

David Coulter, Frank Archer, Kelly McCloskey, Sandy McKellar, Leo Stradiotti (guest board member) and Katharine Wilson.

Before beginning the official agenda items, Kelly spoke about the current pandemic conditions that led to the need to hold an AGM via conference call. He was most appreciative of everyone's participation and commented on the fact that members on the call represented 8 marinas and one private floating home. Participants were also a mix of long-standing members and new members. He explained that the meeting would be a minimized version of our normal AGM meetings that typically include a social, an information session with speakers and a Q&A at the end. This year's focus is on those items required by the Societies Act to maintain our good standing with the provincial government. Section 83 of the Societies Act states that a virtual meeting may be held provided that members are presented with the opportunity to ask questions and interact with one another. Kelly explained that the call would provide that opportunity. Voting has to adequately disclose the intent of the members. We will ask people



to say Yay or Nay but if it isn't clear, we will go through the roll call and ask for individual votes if necessary.

Finally, in opening, Kelly made reference to the recent loss to the floating home world of Monty Grant, owner of Grant's Marina in Langley. Monty recently passed away. The Board wanted to acknowledge Monty's contribution to the FHA, he was one of the original founding members and signatories of our incorporation in 1990. He will be missed by all and we offer our condolences to his family and friends.

2. NOTICE OF ANNUAL MEETING AND QUORUM

Quorum was established, with 10% of the voting members present at the meeting. The president reported an AGM notice was sent as part of the FHA March 15, 2020 Newsletter and again on May 15th, 2020.

3. APPROVAL OF THE 2020 AGM AGENDA

Motion to approve the 2020 agenda was approved unanimously and carried. No changes and no additions were made.

4. APPROVAL OF THE MINUTES OF THE 2019 AGM

Motion to approve the 2019 AGM MINUTES as presented was moved by Nathalie Payette. Seconded by Dave Coulter. Carried. No changes were made to the minutes as presented.

5. MATTERS ARISING FROM 2019 AGM

There was no unfinished business

6. OFFICER REPORTS

President's Report - Kelly McCloskey

Kelly reminded those present that the full President's Report was included in the meeting package. Rather than read that report out loud, Kelly spoke to the key issues and presented a self-evaluation of the progress on each of the key items. He reminded the members that the issues list in the report comes from the membership survey that the board conducted in 2016/17 when we asked the members what was on their minds and what were their challenges. The survey included both marina owners and home owners. The board used the survey results to develop a guide of what to focus our efforts on. Issues fall into two broad categories, affordability and sustainability of the lifestyle, and items related to positioning our sector for success in future.

In the beginning of this past year, the board looked at those issues and set priorities to focus our efforts on. Making sure we focus on what's important to you - the members.

Kelly gave his own personal report card on how he feels we are doing.

1 - BC Assessment Authority - this was a hot flash issue that came up when some parts of the membership were hit with big increases in property tax assessments in 2019. We can't change how the authority operates, but we were successful in helping them understand the different kinds of ownership models

that exist within our membership. The Assessment Authority personnel were completely unaware of the various types of home ownership that include strata vs. moorage only, etc. They were very appreciative of the association's input, and indicated that when they are assessing floating homes in the future they will include home sales in other marinas when setting comparables, because what they were tending to do was only look at comparables within one marina - or close neighbours. However, as we know, those homes may look nothing like your home, so they realized they needed to be broader in their approach. They said they didn't expect increases this year, and that was the case. Kelly believes we've been successful in this area.

2 - Leases and Permits - New home permits for floating homes on the Fraser River in Delta are still frozen, to January 1, 2021. This, combined with the government policy of not allowing new floating home developments continues to be problematic as we want to encourage more moorage and opportunities for floating homes in BC. Kelly feels that despite all of our outreach in this area, we still have a big "X" beside this action item, and still have not made the progress we would like. Part of that is because it's a slow process, and partly, government has other things on their minds regarding water front properties that are tied to environmental and financial issues. So, although the province wants to be helpful, we aren't on the top of their priority list.

The board had decided that as part of our upcoming info session we were going to invite some of these people—marina owners and developers, builders and architects, and key government personnel - and engage them in a discussion about the challenges we are facing to sustaining our lifestyle and keeping it viable and affordable. This will now have to wait until pandemic conditions in the province change.

3 - Dikes and Dredging - On this river focused issue, Kelly reported a check mark and an "X". Much progress was made in the Delta area on dike heights and property lines, where the city was infringing on some properties for dike management. We were participants along with other groups in an assertive campaign to bring awareness and a solution to the problem. Dredging, however, continues to be a challenge. We are part of a coalition of groups who are focused on channel dredging, but although we have the support of the municipal and provincial governments, we still have some work to do to bring the Federal government on board. We will continue to work on this area moving forward.

4 - Mortgages and Insurance - As many of you know, we lost RBC this last year in the mortgage and financing sector. They are no longer servicing new floating home purchases. We also lost Nesika Insurance on the insurance side. This was because of their challenges with getting underwrites to support their floating home business. However, with the hard work of Katharine Wilson we were successful in getting a lead at the TD Bank, and they are pursuing mortgages with floating homes. It's an ongoing challenge to make sure our members and prospective members have access to financing.

Finally - Kelly summarized some of the things we are doing in the "other" category, keeping relevant in

the eyes of government and keep our membership growing—Sandy would normally give a full report of these, but not at this time.

Discussion:

Nahtalie asked if the Ministry of Forests had extended their moratorium on new floating home permits to Jan 1 again - Kelly confirmed that they had. Nathalie expressed support for the proposed panel emphasizing that the sooner we could bring together a meeting like that - the better. Kelly assured her we would do our best to host a member meeting and panel as soon as the Provincial Health Officials made the announcement that gatherings are safe.

Tom Sinclair spoke to insurance becoming an issue now with Nesika no longer providing service to our sector. Kelly explained that board member Butch Nelson has been in tough with Tom at Nesika, who assure us that they are still trying to find an underwriter. Meanwhile we still have Hub and Chambers Olsen. We will keep working with Nesika to try and get them back, we are concerned about the loss.

Richard asked if we knew why Nesika could no longer service the floating home sector, was there anything that changed, was there something that happened that caused the underwriter to no longer want to take on that risk? Was is a legislative change or the moratorium on floating homes? Kelly asked Katharine Wilson to respond. She said Nesika's long term business has been with the marine and fishing sector, and it was the down turn in that sector with abandoned boats that increased the risk for Nesika — a relative newcomer to the floating home sector.

Richard asked if there any lobbyists or anyone in the insurance industry who is working on the behalf of the floating home association? Are we working on the legislative side with insurance? Katharine said there is nothing legislatively that can be done. Insurance companies are private businesses and they have the right to choose what they can and can't do.

David Bruce added that he had just renewed his policy with Chambers Olsen, their underwriters have removed tsunami from their coverage.

Treasurer's Report - Frank Archer

Frank Archer presented the financial report. Financial statements and budget were presented via meeting package distributed to members prior to the meeting.

Motion to approve the Financial Statements as presented was moved by Frank Archer. Motion seconded by David Coulter. Carried.

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Motion seconded by David Coulter. Carried.

Floating Home Association Pacific Balance Sheet As at 31/03/2020		Floating Home Association Pacific Income Statement 01/04/2019 to 31/03/2020	
ASSET		REVENUE	
Current Assets		Membership Revenue	
Credit Union Chequing Account	\$2,895.05	Membership Dues	\$1,936.73
Credit Union Membership Shares	171.07	50/50 Draw	190.00
Total Cash	\$3,066.12	Total Membership Revenue	<u>2,126.73</u>
PayPal Receivable	503.37	Other Revenue	
Total Credit Card Receivables	503.37	Credit Interest	\$1.35
Prepaid Website Service	200.02	Credit Membership Shares	4.96
Total Current Assets	3,769.51	Total Other Revenue	<u>6.31</u>
TOTAL ASSET	<u>\$3,769.51</u>	TOTAL REVENUE	<u>\$2,133.04</u>
LIABILITY		EXPENSE	
Current Liabilities		General & Administrative Expenses	
Accounts Payable	\$456.45	AGM Meeting Room	\$160.65
PayPal Payable	17.51	AGM Food & Refreshments	66.98
Total Credit Card Payables	17.51	AGM Travel	184.80
Prepaid Membership Dues		AGM Speaker & Member Gifts	161.23
Total Current Liabilities	473.96	Total AGM Expenses	\$573.66
TOTAL LIABILITY	<u>\$473.96</u>	Domain Name	112.00
EQUITY		Website Service	269.18
Membership Equity		BC Society Annual Report	40.00
Retained Earnings - Previous Year	\$2,223.87	PayPal Commissions	66.52
Current Earnings	1,071.68	Total Credit Card Commissions	66.52
Total Membership Equity	3,295.55	Total General & Admin. Expenses	<u>\$1,061.36</u>
TOTAL EQUITY	<u>\$3,295.55</u>	TOTAL EXPENSE	<u>\$1,061.36</u>
LIABILITIES AND EQUITY	<u>\$3,769.51</u>	NET INCOME	<u>\$1,071.68</u>

Membership Report - Sandy McKellar

Sandy commented on the report that was included in the meeting package. She noted that memberships in the association have been increasing steadily since 2016. She updated the 2020 membership numbers stating that paid members were at 49 and that she expected this to increase. Membership is growing, and using PayPal, despite the small fee, is a great way to make payments easy for members and to track membership administratively.

The 2019 chart shows a good range and diversity of membership in terms of coverage across the province. This year we have a few new members who add even greater breadth to our coverage. We were hoping the membership regional meeting this year would help that but of course covid put a stop to that.

We have members who are residents, marina owners and service companies including architects, insurers, and grey water systems. She hopes to expand the section of the website where service members can share their business interests with other FHA members.

The membership brochure is running low, so we may need to update and reprint in the future. Thoughts on changes are welcome.

Location of Members in 2019

Ladner Reach Marina	17
Canoe Pass Village	8
Marina WesDel	2
Queensgate	9
Westham Island	3
Port Guichon Strata	1
Highwater Marina	2
RiversBend (Willows Reach)	5
Cowichan Bay Marina	1
Fisherman's Wharf	1
Maple Bay Marina	2
Tofino	2
Independent or undeclared	13
Other (service or business)	13

Year	Paid Members
2016	51
2017	72
2018	83
2019	77
2020	41

7. ELECTION OF FHA BOARD OF DIRECTORS

Preamble:

Kelly referred to the material in the meeting documentation that describes the election process. It states that our bylaws permit us to have between 5-9 board members, each elected to a two-year term. He reminded members that we made this change to ensure we aren't renewing the whole board every year, providing some continuity. He also reminded the members that those running as board members need to be members in good standing.

This year, two directors are up for reelection and four have one year left in their commitment. We are continuing to try and expand our board representation to Victoria, North Van, ect. David Leff from Victoria isn't ready to return to the board at this time. We welcome any member who would like to participate from a committee perspective.

Butch Nelson and Katharine Wilson are up for reelection, however, Katharine Wilson has decided not to let her name stand this year. Kelly has put forward a slate of four director this year.

Board members can be put forward by the board, apply on line, or be nominated from the floor at the AGM. However, all nominees must be present to accept and be a member in good standing before they can be entered into the election roster.

Kelly read the motion as per the presentation material sent out ahead fo the meeting.

Election:

Motion: Kelly McCloskey moved that the following members of the Floating Home Association Pacific, having been determined by the Nominations Committee to be members in good standing with the association, with demonstrated ability and understanding of their role, be elected for a two-year term to the board of directors:

- Butch Nelson
- Leo Stradiotti
- Barb Howe
- Jane Fee

Motion was seconded by David Coulter. Carried.

Kelly called for nominatiosn from the floor. No nominations were voiced.

Kelly introduced the board for 2020/2021:

Kelly McCloskey
Dave Coulter
Frank Archer
Sandy McKellar

Butch Nelson
Barb Howe
Leo Stradiotti
Jane Fee

Kelly recognized Katharine Wilson who is stepping down from the board. He thanked and recognized Katharine. She has served on the board for two extended periods. She has contributed many years of her volunteer time to our association. Her outgoing personality has motivated many to join the association and the board, and Kelly holds her responsible for he and Sandy joining the board. Although she moved back to land a few years ago, Kelly said she hopes to join us on the water in the future. She has done some great work on the financial file working to bring the TD on side with us.

Motion: Kelly moved to thank Katharine for her exceptional service on the board and to the members. Seconded by Sandy McKellar. Carried.

8. NEW BUSINESS

No new business

9. MOTION TO ADJOURN

Kelly McCloskey moved to adjourn the 2020 annual general meeting.