



Floating Home

Association of BC



2016 Annual General Meeting

The Floating Home Association
The Ladner Community Centre
4734 51 Street, Ladner, BC

Saturday, April 16, 2016

Pre-Meeting Presentation

Prior to the official meeting Nesika Insurance Services gave a presentation about their insurance program for floating home owners. Notes on this presentation are available in a separate document.

Annual General Meeting Proceedings

The meeting was called to order at 1:37 PM

1. QUORUM

Quorum was established. Five members of the board of directors and 48 paid members were signed into the meeting.

Present:

Katherine Hammond - President
Leigh Anne Cameron - Vice President
David Leff
Bruce Maxwell
Butch Nelson

Regrets:

Dave Coulter -Secretary / Treasurer

2. NOTICE OF MEETING

The President reported an AGM notice was sent via email on March 9, 2016 and April 13, 2016

3. APPROVAL OF THE 2016 AGM AGENDA

Motion to approve the 2016 agenda with the addition of a presentation by Dorothy Leighton about residential water leases was moved by Katherine Hammond, Seconded by Barry Robertson, Carried.

4. APPROVAL OF THE MINUTES OF THE 2015 AGM MINUTES

Motion to approve the 2015 AGM MINUTES as presented was moved by Katherine Hammond.

DISCUSSION: Katharine Wilson requested permission to comment on the minutes - bringing attention to the fact that a motion made at the 2015 AGM regarding the Manufactured Home Park Tenancy Act (MHPTA) was poorly reflected in the minutes and that moving forward the board needs to maintain open and transparent communication with the membership. She did not request that the minutes be amended since the MHPTA issue was on the agenda for this year's meeting. This comment was accepted by the board and Katherine Hammond reported that a communications effort was up and running. Katherine Hammond declared the minutes approved.

5. TREASURERS REPORT

Dave Coulter was unable to attend the meeting, in his place, the financial report was read by Katherine Hammond. Financial statements were passed out to those attending the meeting.

Expenses included office/postage costs; registration of our non-profit society with the BC Government; maintaining the website, and costs associated with holding the 2014/15 AGM.

Regular Class "A" Equity Share Account

OPENING BALANCE APRIL 30, 2015	\$148.64
CLOSING BALANCE	\$152.41

Community Organization Account

Opening balance April 30, 2015	\$ 886.28
Closing balance March 31, 2015	\$1209.98

Disbursements during the year included the following:

- \$100.00 - Donation to Covenant House Vancouver
- \$93.60 - AGM (2015) expense
- \$25.00 - 2015 BC Societies Registry fee
- \$163.80 - FHA postal box rental
- \$19.21 - photocopying
- \$40.00 - 2014 BC Society Registry Fee

No motion was made to approve the financial statement.

6. PRESIDENTS REPORT

Communications Report

Submitted by Sandy McKellar and read by Katherine Hammond - a summary follows:

MEMBER DATABASE

The old mailing list of 119 contacts was cleaned and digitized. 89 people have now subscribed to Mail Chimp and 69 have not signed up for the automated e-news and are still sent traditional emails. There are a total of 158 individuals receiving FHA electronic messages.

NEWSLETTER AND MAIL CHIMP

MailChimp - an email marketing software is used to send the FHA news and updates. It maintains an automated database of contacts as well as providing tracking and readership reports. Mail Chimp provides a customized sign up form and keeps an online archive of all messages sent - allowing the board and members to review past newsletters.

FACEBOOK

The Facebook page was launched on February 25th, 2015. Today there are 119 people and organizations that have liked and follow the page. Regular posts share real estate offerings, news stories on float homes from around the world, pictures and more. Through shares and likes, our popular posts have reached thousands of Facebook users.

WEBSITE

Due to the expiration of the registered domain name and failure to find the log-in credentials the site has gone off line. A new (similar) URL (domain name) has been secured and a new site is under construction.

Advocacy Report

Katherine reported that the board had approached the Minister of Housing and BC Residential Tenancy Branch (RTB) to ascertain if floating homes fall under the jurisdiction of the Residential Tenancy Act. She explained that in doing so the board was simply continuing with direction provided from the board in place two years ago and that the board would call an extraordinary meeting to inform members when more information becomes available or is provided by government.

Katherine further commented that there had been some confusion and misinformation about the MHPTA - and agreed that the board should have done a better job of explaining their intentions to the membership. She pointed out that on October 28, 2015 minutes were sent to the membership explaining the efforts being made regarding the RTB asking if there were any questions, and only two people responded.

Fraser River Discovery Centre

Katherine reported that she met (along with other FHA members) with the Centre director to discuss FHA participation with the Centre.

Residential Tenancy Branch Hearing

Katherine explained the board's decision to monitor the March/April proceedings of the Residential Tenancy Branch in the case of the eviction of a marina resident. On March 9, 2016 she declared her role as an observer only - with the role of reporting back on the proceedings to the FHA board.

END OF REPORT

There were a number of questions and discussion regarding the President's Report - mostly about the MHPTA

- Mention was made that there are hundreds of float homes on the Fraser River, many of which are owners, - and perhaps too much time is being dedicated to what is likely a small percentage of the membership.
- Questions were asked about how inclusion in the Manufactured Home Tenancy Act would impact building codes and float home standards, especially things like updates to older homes, sprinklers, etc. The board reasoned that they aren't looking to change standards, but rather to examine tenancy and that their work won't impact permits for building or renovations.

7. Review of Resident Protection for Floating Home Owners (MHPTA) REPORT

Leigh Anne Cameron provided additional background on the board's efforts related to the Manufactured Home Park Tenancy Act (MHPTA). Points of note include the fact that the board had received requests from members about what their rights are regarding moorage disputes and what processes were in place to deal with them and that the board had formed an Advocacy Committee to find out what information was available from government.

Questions from the floor indicated a significant level of concern about the MHPTA from the membership. This included concerns about the direction being taken and its potential implications, whether the board was lobbying for a particular outcome and how and when they had secured their mandate to do so. Other concerns raised included whether too much emphasis was being placed on the issue given the number of members in rental arrangements, the lack of any evidence that renters were being treated unfairly or that evictions were commonplace and the absence of board focus on issues of seemingly greater concern to the membership, such as municipalities restricting or forbidding float homes, dredging concerns, the absences of long term affordable water leases, etc.

After considerable discussion, Kelly McCloskey moved as follows:

Whereas: The affordability and sustainability concerns of marina owners and float home owners, are deserving of an open and thorough discussion and where appropriate concerted action taken on their behalf by the Float Home Association Pacific,

And Whereas: The BC Government is currently considering a change to the status of float homes such that they could be subject to regulation under the Manufactured Home Park Tenancy Act, the implications of which are largely unknown and have not been thoroughly assessed, but without doubt would impact some members significantly,

And Whereas: Consideration by government in this regard is the result of requests for float home inclusion under this Act by representatives of the Floating Home Association Pacific Executive, without proper consultation or authorization by the membership,

I Move that: The Float Home Association Pacific Board of Directors be directed to:

- Cease current action in support of the Manufactured Home Park Tenancy Act, and
- Strike a new committee or task force to thoroughly investigate the underlying affordability and sustainability concerns of all members. This includes concerns related to moorage and rental rates but also marina leases and other key cost drivers (e.g. dredging) that lead to higher costs and uncertainty to our lifestyle, and
- Evaluate options that can address the key concerns of members in this regard, and
- Bring back a set of recommendations that the Float Home Association Pacific Board and membership can consider and (if appropriate) put to a vote.

Motion was seconded by Katharine Wilson, Carried.

8. REPORT ON LIAISON WITH THE PNW FLOAT HOME COMMUNITIES - BRUCE MAXWELL

Bruce reported on his efforts to liaise with other floating home groups and associations in the Pacific Northwest with the goal of finding out how other associations work and deal with issues that may be similar to ours. He is building a list of contacts. Of note, in Seattle, the number of float homes is decreasing, while in Europe they are increasing.

9. NOMINATIONS / ELECTIONS OF FHA EXECUTIVE:

Katherine Hammond called for the election of the board of directors. She informed the membership of her intention to step down from the board and not run for re-election.

The following nominations were made from the floor:

Nominated for **President** of the Board: Katharine Wilson, David Leff, Mike Owen, Kelly McCloskey. Only Katharine accepted the nomination and was thereby acclaimed President.

Nominated for **Vice-President**: David Leff and Kelly McCloskey. Both accepted the nomination and the membership voted by show of hands. Kelly McCloskey was named Vice-President by majority vote.

Nominated for **Treasurer**: **Dave Coulter**. Dave had given prior indication of his willingness to maintain this position, therefore he accepted and was acclaimed to the position.

Nominated for **Secretary**: Frank Archer and Sandy McKellar. Frank withdrew and Sandy was acclaimed secretary.

The following members were nominated to be **board members at large**:

Frank Archer
Rob Carson
Butch Nelson
Bruce Maxwell
John Roscoe
Garry Steel
Leigh Anne Cameron
Marlyn Sparks

No official motion or vote was taken, however the President accepted the list as presented.

10. RESIDENTIAL WATER LEASES

Dorothy Leighton spoke to her recent media celebrity discussing the topic of residential water leases. She encourages the FHA to lobby Captain Corsey on our behalf to protect residential leases. She spoke of the challenges of square foot rentals and talked about how her rent had increased and that lobby efforts had brought them back down again. We need to make sure Ottawa and the Minister of Transportation are informed.

11. MOTION TO THANK KATHERINE HAMMOND

Kelly McCloskey made a motion to thank Katherine Hammond for her service to the association. It was seconded by Frank Archer and carried.

Frank Archer moved the meeting be adjourned at 3:30 PM.