



Floating Home Association of BC



2021 Annual General Meeting

The Floating Home Association
Via Zoom

May 30, 2020

11:00 am - 12:00 noon

1. CALL TO ORDER

President Kelly McCloskey called the meeting to order at 11:12 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:

Aimee McKinney, John Lecky, Susan Spencer, Celia Hayton, Sally Holland, Lesley Raymond, Kathy Stenfors, Nathalie Payette, Brock Innes, Deborah and George Steeves, David Bruce, Susan Norris, Leslie Wait, Mark Wittig, Ron Read, and Melanie Sibbit

Board Members present on the call:

Leo Stradiotti, Frank Archer, Sandy McKellar, Kelly McCloskey, Jane Fee, Barb Howe, Dave Coulter

Ahead of the official business meeting, President Kelly McCloskey spoke to the ongoing pandemic and how it has impacted 'business as usual' in the province. He explained that Section 83 of the Societies Act states that a virtual meeting may be held and emphasized that care had been taken in planning the meeting to be sure that all members were given an opportunity to participate and that proceedings would ensure everyone's voice is heard in votes and questions. This year is a condensed agenda, with a focus on those items required by the Societies Act to maintain our good standing with the provincial government.

2020 FHA Board of Directors



Kelly McCloskey, President
Ladner Reach Marina, Ladner, BC



Leo Stradiotti, Vice President
River Road, Ladner, BC



Frank Archer, Treasurer
Ladner Reach Marina, Ladner, BC



Sandy McKellar, Secretary
Ladner Reach Marina, Ladner, BC



Dave Coulter, Board Member
Maple Bay Marina, Duncan, BC



Butch Nelson, Director
Queensgate Marina,
New Westminster, BC



Barb Howe, Board Member
Queensgate Marina,
New Westminster, BC



Jane Fee, Board Member
Westham Island Marina,
Ladner, BC

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 May 2, 2021 Newsletter and again on May 25th, 2021.

3. APPROVAL OF THE 2021 AGM AGENDA

Motion to approve the 2021 agenda was approved unanimously and carried. No changes and no additions were made.

4. APPROVAL OF THE MINUTES OF THE 2020 AGM

Motion to approve the 2020 AGM MINUTES as presented was moved by David Bruce. Seconded by Nathalie Payette. Carried. No changes were made to the minutes as presented.

5. MATTERS ARISING FROM 2020 AGM

There was no unfinished business from the meeting.

6. OFFICER REPORTS

President's Report - Kelly McCloskey

Kelly reminded those present that the full President's Report was included in the meeting package available on our website in the AGM section. Kelly explained that rather than simply read that report, he would take some time to comment on areas where there were new items or updates to relate.

This last year, being a COVID year, has been unique. The board started the year using phone conference calls for board meetings, but later switched to Zoom. This visual and interactive platform helped the board stay connected. In the end we had as many meetings as we normally have when we are meeting in-person. The future of our meetings will likely be a combination of Zoom and in person. Note: the board is grateful for the free use of Wood N Frog Communications' Zoom account.

The biggest challenge the board faced this last year was a lack of face-to-face interactions. This meant we had less opportunity to engage decision makers. Covid social restrictions reduced government outreach and meetings. We're not sure that it really made for loss in progress, as many of the issues we deal with are neverendum, and harder to get government to take action.

Water Lot Leases, Licences and Permits:

Some progress was made here, but the freeze on permits in the South Fraser Zone for new floating homes is an issue we will have to take up more aggressively in the coming year. The reason for the ongoing freeze is that government personnel are too busy doing other things. The fact that it has prevented members and prospective members from putting float homes in front of their private lots, or in new marinas, has been a problem. To date these have been isolated cases and may be why they continue to get away with this. This will be an issue of importance in the coming year for the FHA board.

Dike Upgrading:

On the issue of dikes, we are waiting for government to get back to us on next steps with a new flood strategy and seismic issues as it related to dikes in the lower mainland.

Dredging:

Dredging continues to be one of the major challenges to anyone on the Fraser River. My president's report speaks to new momentum to get provincial and federal governments to take action on some sort of ongoing sustainable dredging program. There is a lot of support in various quarters but less so from the Federal government. The mayor of Delta recently met with the mayor of Richmond and the chiefs of Musqueam and Tsawwassen First Nations and they had a positive meeting. They are now going back to their constituents to resurrect some action on that front. We supported them and the mayor, and although we are one of many groups, the board did agree to step up and try to get some momentum going again in the river communities, and support this group's effort to get some funding. This is a major opportunity to get this issue solved once and for all. The sustainable dredging program won't solve all our problems, but we are moving in a positive looking direction.

Mortgages, Financing and Insurance:

The newest item on our action list is on the insurance side, and is less about number of providers, but about the costs and electrical restrictions. We thank Fisherman's Wharf Float Home Village for bringing this new issue to the forefront for us. The details are in my President's Report.

Ron Read and Melanie Sibbit at Fisherman's Wharf have had the first run in with this. Ron will speak to how their marina is dealing with the challenge, as they are an early test case in the new inspections and the amperage requirements and limits that Chambers Olsen is enforcing.

Ron reported: Fisherman's Wharf has 30 amp electrical service, and although we have all adapted to it, Chamber's Olsen (and their underwriters) don't like that anymore, so Chambers Olsen is now requiring electrical inspections for any floating home at less than 100 amps, and between 60 and 100 amps they're putting a 35% surcharge on the base insurance. They haven't determined what they are going to do about people at less than 60 amps, theoretically they could refuse insurance to those homes. Chambers is requiring any home serviced with less than 100 amps to have an inspection done by a company called Power Smart. Ron recently had his inspection, and reported that it was pretty straight forward. It took 2-hours, and consisted of a check list with multiple ratings for each item from low risk to extreme risk. It cost \$500 for the 2-hour inspection. Ron isn't sure what will happen after Fisherman's Wharf submit their report to Chambers. The Victoria Harbour Authority have agreed to increase the power supply, however, at this time, they don't have the funds to do the work, and as much of their operating budget comes from the cruise ship sector, they won't be seeing an influx of cash any time soon. Fisherman's Wharf is working with them to find a source of funding to increase the electrical supply to at least 60 and hopefully more than that.

Melanie Sibbit added that the Harbour Authority will need 1-2 years to fund and complete the work - if they can get funding to do it.

Kelly said most marinas in BC are at 60 amps. Mark Wittig added that Willows Reach is 60 amps at 3/4 of the site but they have recently increased some homes to 100 amps. At Ladner Reach Marina and Westham Island Marina there is a desire not to incur the cost (and have to pass it along to their residents) to go above 60. The question is - is there anything that the board can do? Some marina owners don't want to go above 60 as they feel it would incur more electrical draw, and encourage people to put

more items on the dock and in their homes that need and draw amperage. Kelly will assign this to the board to look at going forward. Right now our role is to make sure our members understand the situation and know what's coming.

Mark Wittig says the need to go to 100 is not required for most houses, but some houses at his marina were causing the lines to heat up, and that's why they increased to 100 amps for those. Small homes are less of a concern. Regarding the inspection, he said heritage houses have to do this all the time, it's not invasive, and can be a positive thing, it's good to know what's going on in your home, especially if electrical work was done by a home owner, not a professional. It's worth the \$500 to know that your electrical is stable and safe and your insurance is covered.

There is only one company that Chambers is putting forward for inspections, and we don't have clarity on the frequency of these inspections. The new board will discuss this at upcoming meetings.

Moorage:

The whole objective of raising our profile with government is to ensure that the two levels of government, municipal and provincial, are not adverse to new developments or expansion of existing marinas. It's a challenge and will continue to be a focus on our agenda going forward.

Questions and Discussion:

Natalie Payette pointed out significant silt is accumulating in front of her river side property where they have hoped to put a floating home (Port Guichon, Ladner) and it's concerning. She feels the dredging solution has to come first before she seeks permission to have a float home in that location, and as it's now two years (Jan 2023) until applications - is there any possibility that the dredging will be resolved within that time frame?

Kelly answered that home owners are responsible for the dredging in their own water lot. It's the silt outside that area that the association is talking to government about dredging - and government's role in keeping the main transportation routes clear. Obviously, if you were to dredge under your home, and the main channel wasn't dredged, the likelihood is that the silt will just fill back in quickly and that has happened.

The question about timing on the main channel dredging remains an unknown while the issue is being resurrected, and is a priority (along with two municipalities and First Nations leading the political charge). Hoping we might get some dredging in the next year or two. Hopefully, with main channel dredging, our work under our own homes will have a longer lasting impact.

Aimee McKinney asked is there a worst-case-scenario cost analysis out there anywhere? The float home community isn't the only group to be negatively impacted by the river silting in. Has something been done to evaluate the cost this could have?

Kelly answered, The Ladner Sediment Group did a study in 2015 on the economic contribution of the business of the river, but this is now old, and with the LSD now dormant, nothing new has come from that group.

David Bruce confirmed there was an economic report, 8 years ago, it would be out of date by now, but would still be a good resume of the economic activity. Aimee pointed out that the study doesn't include

other industries and the impact on the town itself. At the time, the study was of the direct consequences of dredging. The city is aware of the consequences of things like losing the harbour.

David appreciates this association picking up and taking a role, and he is willing to sit on any subcommittee.

Sally Holland illustrated the problem by sharing that at low tides, she can almost walk across the river on the sand bars from WesDel to Westham Island Marina. It's very dangerous and serious. Boat traffic through the bridge without local knowledge has high risk of grounding.

Kelly confirmed the association will help to generate some bigger collective concern. The solution isn't tough, or that expensive, it's just getting the attention of the government.

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 as well as in a Zoom meeting presentation screen. Motion to approve the Financial Statements as presented was moved by Frank Archer. Motion seconded by Sally Holland. Carried.

FLOATING HOME ASSOCIATION OF BC

Statement of Income & Expenses April 1, 2020 to March 31, 2021

Income

Membership dues		
PayPal	\$ 1,325.00	
Cheques	125.00	
Cash	<u>75.00</u>	
Total membership dues		\$1,525.00
Other Income		
Credit Union membership shares	<u>3.42</u>	
Total Other Income		<u>3.42</u>
Total Income		<u>1,528.42</u>

Frank commented that the pandemic had put a hold on much of our activities and therefore expenses were mainly administrative. Kelly added that we expected to get back to a normal level of activity in the near future.

Expenses

Administrative Expenses		
PayPal fees	54.79	
Website hosting	208.02	
WebNames	56.00	
Conference Calls - Board	102.39	
Conference Call - AGM	136.34	
Annual Society Filing	<u>40.00</u>	
Total Administrative Expenses	<u>597.54</u>	
Total Expenses		<u>597.54</u>
Net Income		<u>\$ 927.46</u>

Balance Sheet at March 31, 2021

Assets

Current Assets

Bank Balance

Credit Union chequing account	\$ 4,520.79	
Credit Union membership shares	<u>174.49</u>	
Total cash		<u>\$4,695.28</u>
Total Current Assets		<u>4,695.28</u>

Liabilities

Current Liabilities

Accounts payable	<u>597.54</u>	
Total Current Liabilities		<u>597.54</u>

Membership Equity

Retained income previous year	3,170.28	
Net income current year	<u>927.46</u>	
Total Membership Equity		<u>4,097.74</u>
Liabilities Plus Membership Equity		<u>\$ 4,695.28</u>

FHA Budget Planning

Expenses	Budget 2020/21	Actual 2020/21	Variance	Budget 2021/22
Annual Society Fees	\$40.00	\$40.00	\$0.00	\$40.00
Credit Card Commissions	\$75.00	\$54.79	\$20.21	\$75.00
Printing	\$200.00	\$0.00	\$200.00	\$300.00
Website	\$250.00	\$264.02	-\$14.02	\$270.00
Director Travel	\$400.00	\$0.00	\$400.00	\$400.00
AGM	\$200.00	\$136.34	\$63.66	\$500.00
Membership Event	\$500.00	\$0.00	\$500.00	\$500.00
Marketing	\$100.00	\$0.00	\$100.00	\$100.00
Regional Meeting	\$500.00	\$0.00	\$500.00	\$200.00
Totals	\$2,265.00	\$495.15	\$1,769.85	\$2,385.00

Revenue	Budget 2020/21	Actual 2020/21	Variance	Budget 2020/21
Membership	\$2,250.00	\$1,528.42	-\$721.58	\$2,000.00
Donations/Sponsorship	\$200.00	\$0.00	-\$200.00	\$200.00
Credit Interest	\$3.00	\$3.42	\$0.42	\$3.50
Totals	\$2,453.00	\$1,531.84	-\$921.16	\$2,203.50

*Budget based on an assumption that in-person event will be permitted in this budget year

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.

Membership Update

Year	Paid Members
2016	51
2017	72
2018	83
2019	77
2020	64
2021	37

In 2019 **75%** of the payments were made with PayPal.
In 2020 89% were paid with PayPal online.

The database for the email system used by the FHA contains 161 active email addresses where recipients open messages on a regular basis. However, not all of these subscribers are paid members.

Numbers current as of May 25th, 2021

Location of Members	2019	2020	2021
Ladner Reach Marina	17	15	10
Canoe Pass Village	8	5	3
Marina WesDel	2	3	1
Queensgate	9	5	1
Westham Island	3	4	5
Port Guichon Strata	1	5	0
Highwater Marina	2	0	0
RiversBend (Willows Reach)	5	5	2
Cowichan Bay Marina	1	0	0
Fisherman's Wharf	1	0	5
Maple Bay Marina	2	2	1
Richmond Marina	0	1	0
Grant's Pass	0	1	0
The Creek	0	2	0
Vancouver	0	2	0
Smitty's Marina	0	0	1
Tofino (Freedom Cove)	2	1	0
Independent or undeclared	13	6	3
Other (service or business)	13	8	6

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. This keeps the full board from being replaced and one time and ensures continuity. He reminded the members that those running for a place on the board need to be members in good standing.

This year we had four board members with a year remaining in their term, they are: Jane Fee, Barb Howe, Leo Stradiotti and Butch Nelson. However, part way through the year, Butch resigned from the board (more on this later). This means that we have six open places remaining.

The board of directors prepared a slate of approved nominees for this year's election. When seeking board members we strive to find members who can bring both a geographic range and a unique skill set to the board.

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

Kelly read the motion as per the presentation material in the AGM package. Bios were provided for the two new members on the roster:

Mark Wittig has been a member of the Floating Home Association since 2017. He is the owner of Basil Restoration Ltd., an award winning leader in heritage restorations and complex renovations for the last 31 years. His success has been built on customer relationships, trust, transparency, and communication. After completing a number of successful floating home renovations, Mark purchased Highwater Marina in East Richmond in 2019. Renamed Willows Reach Marina—Mark lives on site in his own floating home, and has moved his business headquarters to the upland. Mark is passionate about building and brings a wealth of knowledge and experience in codes, bylaws, structures and now, running a floating home marina.

Matt Tobias is an experienced project manager who has spent 28+ years in the residential and commercial building sector. He has worked with marinas, floating homes (for Seattle & Vancouver), aquaculture buildings, yacht shelters, floating walkways and roads. His expertise includes estimating, scheduling, organizing trades, negotiating contracts, and on-site supervision. Matt has been a Senior Project Manager with International Marine Floatation Systems (IMFS) since 1999. IMFS is a global leader building innovative floating concrete structures that give people opportunities to live, work and play on the surface of the water. They have been building floating homes for over 30 years. Matt joined the floating home association since 2020.

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:

- Kelly McCloskey
- Frank Archer
- Sandy McKellar
- Mark Wittig*
- Matthew Tobias*

Motion was seconded by David Coulter. Carried.

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

Kelly introduced the board for 2021/2022:

Kelly McCloskey
Frank Archer
Sandy McKellar
Barb Howe
Leo Stradiotti
Jane Fee
Mark Wittig
Matthew Tobias

Ron Read from Fisherman's Wharf Float Home Village has agreed to be a volunteer participant on the board, with the intent that he will be elected next year, after being a paid member for one year. Ron's presence adds coverage from the south end of Vancouver Island.

Kelly officially recognized and thanked Butch Nelson and Dave Coulter who have stepped down from the board this year. As a volunteer organization, it's important to thank those folks who stand to the board, these volunteers are critical to our success. On behalf of the membership and the board, we thank Butch Nelson for his many years of service to the association. Butch was involved from the association's inception, and provided institutional memory and a deep knowledge of the history of floating homes in BC. His easy going manner will be missed at our board meetings. Dave Coulter has been on the board for 7-years, and served as treasure and vice-president. He will remain an active member of the association. Dave was a great mentor to Kelly, and his business experience dealing with stratas was invaluable. He was also pivotal in planning and hosting the inaugural floating home regional meeting at Maple Bay. We hope to make this an annual event when gatherings are again permitted in BC.

Motion: Kelly moved to thank Butch and Dave for their exceptional service on the board and to the members. Seconded by David Bruce. Carried.

8. NEW BUSINESS

No new business

9. MOTION TO ADJOURN

John Lecky moved to adjourn the 2021 annual general meeting.

President's Report from AGM Package

The FHA Board met 7 times since the 2020 AGM. The board normally meets at one of the director's homes, but as mentioned last year, we have been forced to shift to conference calls and more recently, Zoom meetings. Grouped by topic, the follow are the areas the board has been most active on over the last year (updated per our last newsletter where appropriate).

Water Lot Leases, Licences and Permits

Few issues are as important to the sustainability of floating home communities than the securing of long-term water lot leases, and after a decade of government inaction on the South Fraser River, I'm pleased to report that significant progress has been achieved. Notably, most marinas and float homeowners with previous leases/licences have now secured new tenure agreements. Although not all recipients have accepted and confirmed the terms, the agreements are in the 20-year range, as we requested. One negative is the floating home permit reserve (freeze) placed on the south Fraser has been extended again by the Ministry of Forests, this time until January 1, 2023. The freeze was instituted by the province several years ago to give the bureaucracy time to complete the lease renewal process, and although its largely complete for float homes, the government is still working on commercial properties.

Dike Upgrading

When the provincial dike guidelines were amended in 2018 (to address the impact of climate change), it was determined that BC's entire dike system would need upgrading to address the anticipated sea level rise and storm surges. This includes ensuring that dikes are seismically stable and sufficiently high (provisionally assessed to be six-feet higher by 2100). This means potential changes and costs for float home marinas and individual property owners with float homes, such as when Delta started requiring a right-of-way for all river front properties requesting permits for potential use in a future dike upgrade. Fortunately, the FHA and other impacted groups convinced Delta to reverse that policy and the province is reviewing their seismic and dike height requirements. Also anticipated is a new flood risk strategy under the Lower Mainland Flood Management Strategy initiative. We will update you as soon as soon as we learn more.

Dredging

Those living on the Fraser River know how important government funding for a dredging program is to sustaining our lifestyle—accentuated no doubt by the low tides in recent days. Water lot owners are responsible for dredging their own silt, but depending on where they reside on the river, the build-up of silt in the navigable part of the channel can render such efforts futile. Furthermore, securing the necessary permits to dredge under our homes is increasingly difficult—due to a myriad of provincial and federal bureaucratic requirements that limit when and how silt removal can be done—which further increases the cost. Also adding to the challenge, are the disparities between Port Metro Vancouver leases and provincial leases, as it relates to the permitting and dredging requirements. Although several years of lobbying the provincial and federal governments for funding have been unsuccessful, the FHA is working with the Mayor of Delta to resurrect the issue. This includes creating an updated issues document and undertaking outreach to other impacted groups (led by the FHA), and meetings with the mayors of neighboring municipalities and two south Fraser First Nations (led by the Mayor of Delta).

The most recent update on this matter is that Mayor Harvie (Delta), Mayor Brodie (Richmond), Chief Sparrow (Musqueam) and Chief Baird (Tsawwassen) met on May 20th and agreed to work together with

the provincial and federal governments to develop a long-term dredging program for the secondary channels. An effort to communicate their support for action will follow and the FHA will assist where appropriate and helpful.

Mortgages, Financing and Insurance

Although the 2020 decision by RBC to no longer accept mortgages for float homes was a significant setback, FHA was successful in securing a replacement in the Toronto Dominion Bank. However, the challenge float home owners face securing refinancing—due to policy changes at CMHC—remains unresolved. Federal Minister Carla Qualtrough has raised the issue with the Minister of Finance and letters of support from impacted members and marinas are being pursued.

An increasing challenge for both floating home owners and marinas is the rising cost of insurance in concert with reduced coverage and more stringent application of contract terms. A global phenomenon caused by increased claims and natural disasters such as wildfires—largely unrelated to our circumstances—has resulted in underwriters reducing their risk tolerance and their associated losses. In 2020, the impact on our community was limited to a reduction in the number of insurance companies offering us coverage (Nesika dropped out because of their underwriter) and the initial rate increases experienced by marina operators.

More recently, floating home residents at Fisherman’s Wharf marina in Victoria reported that Chambers Olsen was implementing increases for floating homes with less than 100 amp service. FHA Director Sandy McKellar reached out to Chambers and confirmed that any homes with less than 100 amps will require a third-party assessment by a Power Check inspector before they can renew their policy, and they will see a 35% surcharge added to their base-rate insurance annually. Chambers is also modifying their home requirements for insurability (e.g., heating source, home size, etc.), as well as their replacement cost provisions and deductible levels—to the disadvantage of floating home owners. Sandy also reached out the HUB International, and while similar changes are not currently planned, insurance providers are known to respond in kind and new restrictions are possible. On the positive side, both Chambers’ or HUB’s affirmed their commitment (and that of their underwriters) to the floating home world. A more complete summary of the status of both company’s plans is being drafted and will be available shortly.

Moorage

The Board’s strategy to increase moorage availability for float homes is tied to our efforts to raise our profile with government (and others) that impact the sustainability of our lifestyle in BC. Although permits can and are still being awarded—the government’s official regulation on float home developments “does not permit them”. The Board has spoken with the Ministry of Forests and signaled our interest in the policy being changed. To assist the FHA Board in its government outreach on the above and other issues, we compiled the a list of government ridings with float homes and their respective representatives.

The Floating Home Champion Award

The Floating Home Champion Award was created in 2017 as a means of recognizing individuals or organizations who have been significant advocates for, and have advanced the mission of the association. Our inaugural recipient was Vicki Huntington, past Mayor of Delta. She was followed by Frank Archer, a founding member of the FHA, and Kelly Fishbrook, a mortgage specialist with RBC. This year, we are pleased to announce two honourees who will each receive the 2020 award. It’s our pleasure to award the Floating Home Champion Award 2020 to Michael Owen, Co-owner and General Manager of Ladner Reach Marina in Delta, BC, and David Messier, the Owner and General Manager of Maple Bay Marina in Duncan, BC.