



Floating Home

Association of BC



2024 Annual General Meeting- Floating Home Association of BC

Ladner Fishermen's Hall, 4481 Savoy St.

Ladner BC. V4K 1P3

13:00-16:00 hrs

Saturday, 25 May 2024

1. Call to Order- the meeting was called to order at 13:40 hr
2. Welcome and Opening Comments
 - City of Delta- Mr. Dylan Kruger, Delta City Council
 - Delta MLA- Mr. Ian Paton
 - FHABC President- Mr. Leo Stradiotti
3. Notice of Annual General Meeting and Quorum Status- Notice was duly provided of the AGM meeting time and place via the Floating Home Association of BC website. Quorum was achieved at the start of the meeting.
4. Approval of 2023 Agenda
 - Moved by Jane Fee
 - Seconded by David Bruce
 - Carried
5. Approval of draft minutes of the May 7, 2022 AGM
 - Moved by Karen Millen
 - Seconded by Mark Wittig
 - Carried
6. Matters Arising from the 2022 AGM- there were no matters arising from the previous AGM
7. Officer reports
 - President's Report- Leo Stradiotti reported that although the Board discussed a myriad of issues at their regular meetings over the past year, a handful of topics related to floating home affordability and the sustainability of our lifestyle continued to dominate our conversations and actions.
 - i. Bank Mortgages and Insurance Coverage- we continue to be challenged with a deficiency of suppliers in both these areas. Our outreach to the Canadian Bankers Association over the past 2 years has helped keep the TD Bank in the game. Our ongoing communications with insurers Chambers Olson and HUB has kept them engaged and supportive.
 - ii. Water Lot Leases and new Float Home Permits- We continued to advocate for long-term leases for our marinas and the removal of the moratorium on new floating home permits. As Ian Paton mentioned in his opening remarks, the Province has been slow to address this urgent need.
 - iii. Sustainable Dredging Fund- another urgent need to keep the Fraser River's secondary channels flowing. There has been a reinvigoration of the former Ladner Sediment Group to energize this discussion. The

LSG is in the process of broadening it's advocacy both geographically and organizationally. The group is now known as the South Fraser River Enhancement Society, and has applied for Society Status under BC's Societies Act to formalize its status and to position it to apply for grants of various kinds.

- **Treasurer's Report- Jane Fee**
Jane Fee presented the treasurer's report, which is attached as Appendix A
Moved by Jane Fee that the treasurer's report be accepted as presented.
Seconded by Frank Archer
Carried
- **Communication/Membership Report- Sandy McKellar**
Sandy reported that membership numbers were up over last year when there was a drop, likely due to hosting a successful meeting in Victoria. She noted that there were 82 paid members for 2024 at the time of pulling her report. 24 new members and 58 returning members. As of the AGM numbers were closer to 100. See Membership Report Appendix B.
Communications tools were reviewed. The new page of the website for home sales is driving traffic and membership – as you have to be a paid member to list your home.

8. Election of FHA 2024-2025 Directors

- Kelly McCloskey (FHA Past President) reviewed the parameters of the Board composition and the mechanism of the election of new Directors.
- Last year there were 4 directors newly elected to 2-year terms - Karen Millen (Salish Sea RV Park and Marina, Esquimalt), Mark Wittig (Willow's Reach Marina, Richmond), Simon Everatt (River Road, Delta), and Sandy McKellar (Ladysmith). Of the 4 directors completing their terms of office (Barb Howe, Ron Read, Jane Fee, and Leo Stradiotti), two of them (Ron Read and Jane Fee) agreed to put their names forward for election to another 2-year term). This year the Board has put together a slate to fill the remaining Director slots:
 - Ron Read (Fisherman's Wharf, Victoria)
 - Jane Fee (Westham Island Marina, Delta)
 - Trey Petty (Granville Island Sea Village)

There were no nominations from the floor, nor nominations from earlier in the year. Moved by Kelly McCloskey, seconded by Karen Millen that the FHA elect the proposed slate to 2-year terms as Directors. Carried unanimously.

Sandy McKellar moved to congratulate both Leo Stradiotti and Barb Howe for their many contributions to the Association. Seconded by Kelly McCloskey . Carried.

Ron Read presented the Float Home Champion Award to former President Leo Stradiotti for many and varied contributions to float home living in BC. He received a certificate indicating that he was this year's award winner, a

framed image of his float home, and a beautiful arrangement of orchids grown and arranged by Judy Chen of Willow’s Reach Marina.

- 9. New Business- there was no new business.
- 10. Adjournment
Moved by Sandy McKellar
AGM adjourned at 14:30 hr.

Appendix A- Treasurer’s Report

**FLOAT HOME ASSOCIATION PACIFIC
ANNUAL GENERAL MEETING
INCOME & EXPENSE SUMMARY
April 1, 2023-March 31, 2024**

INCOME:

Envision Balance April 1, 2023	\$ 6,056.25	
Membership Dues	1,682.86	
Community Residential Waterlot transfer	<u>354.76</u>	
TOTAL INCOME:		<u>\$8,093.87</u>

EXPENSES

2023 AGM Expenses		
AGM Miscellaneous Expenses	\$ 322.25	
Director Travel	<u>171.60</u>	
TOTAL AGM & ADMINISTRATIVE EXPENSES		<u>\$ 493.85</u>

END OF YEAR BALANCE		<u>\$7,600.02</u>
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FHA Envision Shares Balance – March 31, 2024

\$ 193.93

FHA BUDGET – 2024/25

Income

Membership Dues

\$2,000.00

2024/25 Administrative Expenses

Society Fees	\$ 40.00
Domain Name Registration	50.00
PayPal Fees	80.00
Website Hosting	250.00
Director Travel	500.00
Food & Beverages	<u>200.00</u>

Total Administrative Expenses

\$1,120.00

2024 AGM Expenses

Meeting Room	\$ 400.00
Food/Beverages	250.00
Supplies	<u>150.00</u>

Total AGM Expenses

\$ 800.00

Total Expenses

\$1,920.00

Membership Report

Membership Totals	
Year	Paid Members
2016	51
2017	72
2018	79
2019	77
2020	64
2021	87
2022	104
2023	54
2024	82
New Members	Renewing
24	58

Membership by Marina and Category

Location of Members	2022	2023	2024
April Point Marina, Quathiaski Cove			1
Blue Nose Marina Cowichan Bay			1
Canoe Pass Village, Delta	5	4	13
Coal Harbour Marina, Vancouver			1
Cowichan Bay Marina, Cowichan Bay			
Fisherman’s Wharf Village, Victoria	5	3	2
Floatville Marina, Richmond			
Freedom Cove, Tofino			
Fraserwood Marina, Richmond			
Genoa Bay Marina, Duncan			
Grant’s Landing, Langley	1		
Granville Island, Sea Village			
Ladner Reach Marina, Delta	9	7	12
Lynnwood Marina, North Vancouver			
Maple Bay Marina, Duncan			
Marina WesDel, Delta	3	2	6

Location of Members	2022	2023	2024
Mosquito Creek, North Vancouver	3		5
Port Guichon Strata, Delta	2	1	
Queensgate Marina, New Westminster	8	5	4
Richmond Marina, Richmond		1	1
Riversbend, Richmond	2	2	1
Rivers Reach Marina, Richmond			
Sailor’s Cove Marina, Esquimalt			
Salish Sea Marina (West Bay), Esquimalt	1	10	4
Sea Village (Granville Island)			2
Smitty’s Marina, Gibsons	1	1	
Westham Island, Delta	11	6	6
Willows Reach (Highwater), Richmond	2	1	4
Independent (and River Road Delta)	12	4	7
Marina Owners	3	1	2
Service or Business	2	3	7
Other (on land)	5	3	2

www.floatinghomesbc.ca



Where visitors come from

2023	
Canada	88%
USA	7%
Vancouver	21%
Surrey	5%
Toronto	3%
Victoria	3%
Delta	3%

Most visited pages

Page	Popularity in 2023	2024
Homes for Sale	4,482 (24%)	15%
Home Page	3, 163 (17%)	20%
Maps and Marinas	2,116 (11%)	12%
Resources	1,457 (8%)	9%
Government Regulations	726 (4%)	5%
Links and Contacts	692 (3%)	4%
Financing	655 (3%)	4%
Insurance	602 (3%)	4%

Facebook Analytics

