# Broad Cove Community Association

## AGM Meeting Minutes

Jan 24,2026

Location: Broad Cove Hall

In attendance:

Board members: Shelley Scott, Emily d'Entremont, Gary Herman, Elizabeth Conrad, Ken Thomas, Moira Frier, Claire Eddy, Mylene Lehoux , Stephanie Yee , Joe Bender, Danny Eddy, Susan Wellman, Lisa Napier

Community members: Phyllis Price, Zac Baccardax, Edie Kennedy, Shirley Turner, Samara Chadwick, , Ben Mogi-MacLean, Erin Wynn, Morgan Reinhardt, Espleth Maclean Wile,T rudy Payne

Regrets: Judy Huntly

Minutes recorded by Lisa Napier

| Agenda Item | Discussion | Action |
|---|---|---|
| Call to order 10:00 am | | |
| Land acknowledgement | Claire presents the land acknowledgment. | None |
| Introductions and attendance | Shelley invited board and community members to introduce themselves | None |
| Signing of the Stewardship Agreement | Historic signing of stewardship agreement between Municipality of the District of Lunenburg (MODL) and the Broad Cove Community Association regarding the Adjacent Beach Lands, PID 60592581 In attendance Mayor Elspeth McLean-Wile, Councillor Morgen Reinhardt and MODL's Director of Recreation Trudy Payne<br><br>**Ken and acknowledged the supporters of the efforts over the year.**<br>Phyllis mentioned that a lot of the original supports are now deceased ( Charles Teal would be the oldest living in BC)<br>Elspeth gave a short presentation on community engagement for priorities and indicated that this land ownership project was a perfect example of community engagement | |

| | | |
|---|---|---|
| | and coastal protection activities that are a priority for MODL. | |
| Reading and approval of AGM minutes from March 8, 2025. | Emily read the minutes<br>Motion to approve minutes: Zac moves, Emily seconds. Motion passed | **passed** |
| Business Arising | <u>Hall Rental Rates</u><br>BCCA presented the new rental rates to the Membership on Oct 4, 2025, at a special Meeting.<br>The new rates were approved during this meeting with one request to include a discounted rate for classes that support mental and or physician health of the community . See Rental Rates for details<br>No further changes planned at this time | **None** |
| | <u>Hall Acoustics</u><br>• Measurements were taken on current Reverberation time (RT20 in the Hall, providing us a benchmark to work with in decision making. Borrowed Panels hung for a few weeks, noting an improved acoustics during a Coffee Morning.<br>• BCCA approved to purchase 12-18 panels that can be mounted on the walls and ceiling, stored when not needed. Our analysis shows reduction of noise measurement ~20- Will make purchasing decisions based on quotes. If grants do not come through, we will move forward with the purchase.<br>• BCCA has applied for 1 Grant in late 2025, ( Age Friendly) Applied for CAAP Grant in 2026. | None |
| | <u>UCFD Letter of Support</u><br>• Letter was written and sent to Barry Smith at the Cherry Hill Fire Hall in Early March 2025 <u>Closed</u><br><u>Some armor rock to protect the road is anticipated, , final approach to be confirmed.</u> | none |
| | | |
| Report Updates | Reports<br>1) Chair Shelley thanked the board and community for all their support. Highlighted 2 Key events in 2025- 175 | |

| | | |
|---|---|---|
| | Birthday celebration and the movement with the Beach Lands<br>With a special thank you to Elizabeth Conrad who stepped down from overseeing Hall bookings after 20 years. Michael Baldock has taken on the role of managing bookings.<br><br>2)Finance: Gary reviewed the 2025 financial report highlighting the unexpected cost with the furnace repair, thanking MODL for their support with the cost.<br>• Phyllis asked about warranty for the furnace,<br>• Samara asked for clarity on donations and fund raising which Gary shard that the donations are made to the hall either the donation jar or through regular deposits( Canda Helps), direct E-Transfers noting Donation. Fund raising monies are tied to profits realized from BCCA hosted hall events.<br>• Erin W asked if we ever considered investing any of our money as a way to earn more money. No -but might be interesting in 2027 to consider<br><br>3)Hall use- Elizabeth<br>Shared the hall Use report for 2025, 200 bookings, and with her stepping away from the booking role expressed her gratitude for the experience and privilege over the years<br><br>Note: Moira Friar later reinforced gratitude for Elizabeth's significant contributions over the years.<br>4)Events- Susie Wellman shared an update on the events hosted over the year and thanked the volunteers that support the events<br><br>5)Maintenance Gary Herman<br>Referenced<br>• replacement of damaged furnace components<br>• Change of the water treatment filters | |

| | | |
|---|---|---|
| | • That the shed was painted : Danny donated the paint,Ken and Ethan Thomas volunteered their time painting<br>• Replaced lights and thermostat.<br>6)Communications- Mylene<br>• 10 newsletters shared by Mary Frier. Special thanks to Mary, Shelley, Susan and Mylene contributed content<br>• Facebook Page: 85000 views with a lot of engagement when pictures are shared. ( Likes and comments)<br>• Will be starting an Instagram page to showcase the hall<br>• Attended training for belonging Shelley, Claire, Elizabeth, Mylene and Moira.<br>• Volunteer Summit: Attended by Shelley, Stephanie, Mylene. Promoting volunteers in Lunenburg and Queens County. Good to share similar aspirations, struggles and lessons learned.<br>**Danny motioned to adopt the report updates, Emily seconds, motion passed** | |
| Election of Directors | Shelley shared the BCCA bylaws indicating the following<br>• the number of directors at no fewer than 5 or greater than 15<br>• Directors are expected to act in the best interest of the Society, prepare for and attend meetings,<br>• participate respectfully in discussions, and support decisions of the Board once made.<br>• Board members are also expected to uphold the Society's values, maintain confidentiality, and contribute their skills and time to support the Society's mandates.<br>• We meet at the hall the 4th Thursday of the month, 5-6:30.<br>• Those willing to re-Offer: Elizabeth Conrad, Emily D-Entremont, Claire | No new Board Members<br>No Action Required |

| | | |
|---|---|---|
| | Eddy, Danny Eddy, Moria Frier, Gary Herman, Lisa Napier, Shelley Scott , Ken Thomas, Joe Bender, Stephanie Yee. Susan, Mylene,<br>• Those who left the board in 2025 , Samara Chadwick and Joanna Brenchley<br>Nominations from the floor<br>• Vote<br>**Shelley Moves to accept the board updates**<br>**Seconds Gary**<br>**Motion Passed** | |
| Appoint Auditors for 2025 | Zac John DeMont for 2025 and 2026 | |
| Questions and Discussions | 1 Judy Hunt was unable to attend and asked to inquire about a discussion on **solar power** for homes. To be specific she was wondering in any one in the community was looking into installing Solar , and would they want to Chat. No one at the meeting indicated they were but comments from the discussion<br><br>Joe mentioned options e.g. loans through MODL paid back without a credit check.<br><br>Erin mentioned that that there were discussions on this at the Volunteer Summit<br><br>Elspeth shared that will be a presention at MODL on energy options ( you can see this from the MODL webpage , see Jan 27 video of council Meeting)<br><br>2)Stephanie asked if there is a plan to build more cell towers in the Broad Cove area, as the Cell Coverage is very poor.<br>Shelley shared she was told by Bell( in the past couple years) that there is a dead zone from Cherry Hill to the Bridge in Petite.<br>There is a Prov Gov supported plan to add more towers in NS, but this gap fix is not part of that plan. | Explore energy options<br><br>Event Tuesday Jan. 27,2026 at 10 at MODL in person or online participate or tune in online Andy Thompson's presentation: Scaling up non-profit energy retrofits. |

| | | |
|---|---|---|
| | Elspeth said cell tower expansion is not in their mandate but that they actively lobby for more for Lunenburg and encourage community members to actively lobby the Premier to address the lack of cell service in our community<br>• Elsbeth: shared that MODL has met all local people – their next step is to go to the Minister and Premier and encouraged us to write letters and communicate inadequacy in the area.<br>• Phyllis mentioned advocacy campaign on addressing the cell service<br>• Moira raised concern for the fire department's inability to be reached , which could be included in concerns in the letters to the Premier<br><br>4) A question was raised about the need for clarity on whether the Cherry Hill Firehall is a Comfort Centre<br><br>Elspeth shared that Regional Emergency Management in Lunenburg County manages this indicating that the status depends on whether they have volunteers available when the support is needed.<br>• This led to a discussion about keeping the internet(and furnace potentially) backed up at the hall.<br><br>5)Moira again acknowledged the work that Elizabeth has contributed to the hall all these years:<br><br>**6)** Samara shared that she and Phyllis met to look at grants and programs that community might be able to tap into.<br>• Trudy offered MODL's support to understand grants available.<br><br>8)Joe inquired about First Aid course for the community and or Community Associations<br>• Trudy mentioned the Leadership Grant might be a fit to help fund such a course for Non for Profits | **ACTION**<br>Explore a letter writing campaign to the Premier regarding cell service shortfall in Broad Cove and risks to our community<br><br>Should reach out to the UCFD and see if they would also write a letter sharing their concerns<br><br>**NOTE**<br>This also came up in our BCCA Board meeting and will be investigated by the maintenance committee.<br><br>Erin and Joe to investigate battery backup options |

| | | |
|---|---|---|
| | • Phyllis referenced the Community Partnership Principles and would some of our partners be interested in this training . | BCCA Board, Events Planning Committee to explore these recommendations . |
| Adjournment | Claire motioned to adjourn<br>Emily Seconds, Passed<br><br>In the tradition of Broad Cove everyone pitched in to take down the tables and chairs, wash and dry the dishes, and leave the hall ready for the next use | Big thank you to all !! |