Meeting Notes for Broad Cove Community Association
AGM Meeting
March 4, 2023, 11:00 a.m.

Location: Broad Cove Hall

In attendance: Shelley Scott, Susie Wellmann, Phyllis Price, Lisa Napier, Gary Herman, Tony Michener, Wendy Michener, Judy Huntley, Ken Thomas, Emily d'Entremont, Eric Hustvedt, Tracy Rodgers, Paul Rodgers, Laura Ritchie, Phyllis Price. (15)

Regrets: Mary Frier, Moria Frier, Claire Eddy, Danny Eddy, Elizabeth Conrad.

Minutes recorded by Susie Wellmann

Agenda Item	Discussion	Action
Call to order 11:00 a,m.		
Intros and Attendance	Shelley Scott welcomed those in attendance and asked folks to introduce themselves and announce where they live.	
Minutes	Last year's minutes were read by Susie Wellmann. Gary Herman moved, seconded by Wendy Michener that minutes be approved. Carried.	

Business Arising	**Hall Rates Recommendations and Approval:** The board proposes an increase in rental fees due to inflation and higher operating costs: This reflects an increase of $5.00 in the hourly, 1/2 day and daily rental options. The board also proposing two “special” rates for frequent and weekend rentals. Weekend rental: Friday 5 p.m,. to Sunday 5 p.m. with full use of kitchen $250.00. Also 6 hourly rentals for $20.00 for a total of $120.00. Shelley opens floor for questions. Wendy asks if rates are discounted for Broad Cove residents, Shelley advises, yes, there is a rate decrease for residents. Tony asks about the comparison for other halls, Gary advises that rates are comparable. Gary advises we did due diligence on costing. Wendy asks if there be a cleaner hired to clean if the $100.00 deposit is revoked due to renters not cleaning. Tony suggest review the cleaning tools used. Gary lists off our tools we do have. Shelley advised we have a checklist that is attached to the rental agreement. Lisa asks if we can have the local names of cleaners included in the checklist if renters choose to hire a cleaner. Phyllis Price moved, Emily d’Entremont seconded that new hall rates be approved as presented. Carried.	List of cleaners to be added to rental checklist
Chairperson’s Report	In Mary Frier’s absence Shelley read the Chairpersons report.	.

Financial Report	Treasurer Gary Herman presented the Financial report for 2022. Gary points out a typo, 2020, should read 2022. Total revenue: $201,191.87 and total Expense: $222,591.01 Total Net Revenue and Expense ($21,399.14) Gary Advises we had a very busy year. Donations: over 9K, Grants: over 150K, Fundraising: over 17K. Notes all these totals are up from a normal year due to renovations, and also not a normal year for operating expenses, our utilities were not being used as the renovations kept our operating expenses down. Capital expenses over $200k due to renovations. Gary advises the Board did not have to access the line of credit, as funding was secured for the renovations with grants, fundraising and donations. Tom asks if we are a registered charity. Gary advises, yes, we been since the 1980's.	
Hall Use Report	Elizabeth Conrad submitted the 2022 Hall Use Report, reflecting 38 rentals.	
Project Management	**Renovation project:** Gary reports that the project is complete. Major grants noted: 1. ACOA, 2. CCTH Rec. Development Grant 3. Major Recreational Capital Grant (MODL). Noted costs: NANAWALL Windows: $32,173, JND Construction :$187,737.50. Money raised: Donations $14,400.25 Fundraising: $27, 846.93 Grants: $172,756 Volunteer hours: Approx. 760 hours. Timeline: Launched in July 2021, Completion date, Nov. 2022. Gary notes special acknowledgments of community members who supported the renovations. Gary confirms the amount of GST rebate of $9,255.79.	

Events Committee	Shelley reported that despite renovation challenges there were several events at the Hall: A Valentine Day Take out, a bake sale in July, Reno reveal party in September, Know Issue fundraiser and Halloween Party in October, Doug Barren benefit concert in November and Lobster Sammie take out in December. There are several long term fitness and yoga classes and a weekly playgroup. Tony thanks the committee for their commitment to keeping the Hall an inclusive place for all.	

Beach Lands Committee	**Beach Committee Presentation**: Tony presented a map and illustrated what himself, Lisa Napier and James Tweedier have been working on during the past year. They have been working on establishing the mammal, bird life and aquatic animal population. Tony suggests the whole community can help by identifying and recording the wild life we witness so we can use that information. Lisa reports they had a meeting with David Hughes from "Friends of Crescent Beach" he was able to offer only information on the actual beach, not the adjacent lands. He spoke of protection of Berm and Marram grass. He spoke about the difference in status of Broad Cove and Crescent Beach, and posting signs. They **DO** post signs to discourage excess garbage and camping. He talked about planting wild plants such as roses. Tony suggests we contact other groups in the future. Lisa suggests signs can be posted to inform public on the natural plants on the beach lands. Judy asks who owns the beach lands. Eric explains what "common lands" refer to. He says the lands are owned by "nobody and everybody". Phyllis explains the steps we took over the years, searched back to the 1980's, went through the correspondence, and documented all the work done over the past 30 years to protect the beach and lands. She invited questions. Ken Thomas advises a comprehensive title search be conducted to determine who actually owns the land. Phyllis advises that the property is now considered "property unknown" Eric suggests the best solution would be the Lands owned by the MODL and managed by the community. Ken Thomas agreed to investigate any work that has already been done on the title search. Ken Thomas agrees to contact Andrew Kimball and Tom Feindel this week to expedite the process. Ken will report at the next Board Meeting. Wendy Michener moved, Judy Huntley seconds, the board to proceed with investigating title, a special meeting be held after information is obtained if necessary. Carried.	Ken Thomas to investigate work done on title search of beach lands at next board meeting
Adoption of Reports	Shelley Scott moved adoption of reports, seconded by Emily. Carried.	

Election of Officers	The following slate of directors was put forward: Returning members: Shelley Scott, Gary Herman, Mary Frier, Moria Frier, Susie Wellmann, Lisa Napier, Elizabeth Conrad, Danny Eddy, Claire Eddy. Those who came forward to join the Board: Emily d'Entremont, Laura Ritchie and Ken Thomas. Chairperson called three times for any other nominations. Moved by Eric Hustvedt, seconded by Wendy Michener that board be elected. Carried.	
Appointment of Auditors	Moved by Gary Herman, seconded by Shelley Scott, that Richard Frier and Terry Hayward again be appointed as auditors. Carried.	
Adopt a Highway Date	Next highway cleanup is scheduled for April 15, 2023 at 9:30	
Questions and Discussion	**Beach Garbage:** Shelley asks if anybody is interested in volunteering to help with beach garbage for the upcoming summer season. Eric Hustvedt offers to help for one month. Susan to contact with a schedule. **Events:** Eric asks if the Board has any special events scheduled for the upcoming year. Shelley advises the Rockabilly is scheduled for August 2023. Efficiency Nova Scotia has agreed to hold a lecture at the hall. A community yard sale is being planned. Phyllis advises a photography exhibit is in talks. Phyllis explains the postcard contest. Ken advises, he spoke to Emily regarding T-Shirt sales. We have discussed it during fund-raising meetings. Shelley advises we have been investigating the fun run. Moved by Eric Hustvedt, seconded by Judy Huntley that the membership in attendance endorse all the decisions the Board has made in 2022. Carried.	Susan to create garbage schedule and send to Eric
Adjournment	Wendy Michener moves to adjourn, Emily Hustvedt seconds 12:35 p.m.. Carried.	