Broad Cove Community Association

AGM Meeting Minutes

March 8, 2025

Location: Broad Cove Hall

In attendance:

Board members: Shelley Scott, Emily d'Entremont, Gary Herman, Elizabeth Conrad, Ken Thomas, Moira Frier, Mary Frier, Lisa Napier

Community members: Mylene Lehoux, Phyllis Price, Maive.Linehan, Judy Huntley. Zac Baccardax, Shirley Turner,Eric Hustvedt, James Tweedy, Mike Baldock, Samara Chadwick, Joe Bender. Tony Michener, Ben Mogi-MacLean, Stephanie Yee.

Regrets: Claire Eddy, Danny Eddy, Susan Wellman

Minutes recorded by Lisa Napier

Agenda Item	Discussion	Action
Call to order 10:00 am		
Land acknowledgement	Shelley Scott presents land acknowledgment. "The Broad Cove Community Association would like to acknowledge that we are located in the traditional, ancestral lands of the Mi'kmaq people, known as Mi'kma'ki (Mee-gmah-gi)	
Introductions and attendance	Shelley invited board and community members to introduce themselves	
Reading of March , 2024 AGM Minutes	Moira Frier read the minutes. Typos identified adaption /adoption, name spelling, Ken Thomas recorded as Tom. Emily's name misspelled d'Entremont . **Motion to approve minutes: Mary moves, Zach seconds. Motion passed**	
Business Arising	Hall Rental Rates- Gary Herman presented the history and new rates. Confirmed rates were honored per initial booking, increased hourly rate modestly to cover increased cost while favoring local rentals through reduced rates. Zac asked if all costs operational include some capital costs. Gary indicated operational	**Eric moves motion to form a committee to review the revised hall rental rates that includes board and**

	Improvements under $400 are in Operating costs. **Goal for rental income to cover operational costs** Joe asked if Gary forecast the impact of the rate increase against the hall expense Will rate decrease local rentals- could we charge out of town wedding to offer reduced rentals for community rates . Gary indicated the rates were not carved in stone that there will be learnings. Trying to cover costs and make it economical for local non-profits. Stephanie referenced her experience in community associations – best practices for rates,do we have data how the hall is used: weddings, vs other events. Can we review that data to establish different rental costs – if you are this group this is your rate. More upfront of rental offerings Tony acknowledged the extensive volunteer work of the board. Joe: Suggested the potential of creating a book-in website that integrates with the calendar. Would like to improve the website. Explore the potential to automate the process. Gary could use help looking at rental rate structures. Mylene- asked about the number of wedding booking -Elizabeth confirmed 2025 is almost fully booked and some are booked in 2026. Eric inquired about an in kind line – can we work for subsidies for those that can not pay Phyllis referenced that when the Hall had the option to pay for events by donation that the hall made more money than the current rental fee, Phyllis suggested considering increasing local rentals discounts, and cautioned against a possible trend of subsidizing uses the Broad Cove community cannot participate in. Gary reinforced the need to also break even, and welcomed having more people share the load. Samara acknowledged the importance of the hall for the community and encouraged establishing a committee to explore ways to define pricing tiers so that things like weddings can help reduce the cost for events for the local communities.	**community members. Committee to bring forward hall rental rate recommendations, along with a management approach of rental rates, back to the board for review and then share at a "special meeting " with the membership for approval of changes Oct 2024 rates to be used until the new rate structure is confirmed** **Judy seconds, motion passed.** Maive Linehan from the community would like to be part of the discussion

	Phyllis reminded the group that the hall has had a vision of the hall being a warm and welcoming place for all ages and abilities – including financial accessibility, Residents pay disproportionate and asked if an interim nonprofit rate could be established today Lisa suggested that that this problematic to define hastily without appropriate rigour and could be best reviewed in more detail as part of the work of the to be formed hall rates committee-	
Broad Cove Beach and Adjacent lands update	Mary provided an update and the most recent status of work with MODL to appropriate the lands and the pursuit of designating it a Conservation Land acquired for the purpose of conserving, protecting and restoring the Broad Cove Beach and adjacent lands.	BCCA to provide an update with the community when a decision is reached. Advise membership of any dates shared by MODL of all progress.
Report Updates	1) Shelley provided a Chair Update 2) Gary provided a Finance update 3) Elizabeth provided a Hall User Update 4) Emily provided an Events Update 5) Ken provided a Maintenance update 6) Lisa provided a Capital Project update **Eric motioned to adopt the report updates, Mylene seconds, motion passed**	
Election of Directors	Mary Frier announced that she had stepped down as Chair and was taking a break from the board but was still participating on the Events planning Committee Shelley Scott shared that she agreed to take on the role as Chair when Mary Frier stepped down, in 2024 Elizabeth Conrad, Claire Eddy, Danny Eddy, Gary Herman, Ken Thomas, Emily d'Entremont, Susan Wellman, Moira Frier and Lisa Napier re-offered as board members2 Mylene Lehoux was approached in advance of the meeting and accepted. Three nominations were issued to the floor for candidates interested in joining the board: Phyllis Price nominated Stephanie Yee and Stephanie Accepted	

	Samara Chadwick offered in an auditing capacity initially to confirm her capacity for the role. Joe Bender offered. Stephanie Yee recommended Joanna Brenchley . **Lisa motioned the approval of Mylene Lehoux, Stephanie Yee, Joanna Brenchley, Samara Chadwick and Joe Bender to BCCA Board, Zac seconds, motion approved**	
Appoint Auditors for 2025	**Gary motioned for Zac Baccardax and Richard Frier to fulfil the role as BCCA Auditors for 2025, Emily seconds, motion passed**	
Questions and Discussions	**Hall Acoustics – update** Shelley Scott shared updates on contributions from Mylene Lehoux. Shelley expressed concern investing without benchmarks to evaluate that the issue has been addressed.	**Joe Bender motioned he partner with Mylene and conduct a preliminary test of the "noise " using "free tools "for recommendations, and cost out design options looking to keep the work local where possible, and bring their recommendations back to the BCCA board. Gary seconds, motion passed.**
Questions and Discussions	Michael presented an ask by the UCFD. Barry Smith also dropped off a letter to BCCA on this ask March 7th. UCFD is seeking support from BCCA on the concerns of roadway erosion In an area referred to as the "causeway" on the 331 highway between Artie's Cove and Artie's Pond .Michael Baldock shared that they are seeking Public works support to make this fix a	**Motion Michael Baldock motions BCCA members write a letter to MODL indicating their support for the objects set out in the letter from the United**

	priority they hope to meet with Becky Durhan our local MLA.	**Communities Fire dept received on March 07, 2025, Ken Thomas seconds, motion passed**
Questions and Discussions	**Membership of Hall Rates Committee** **Joe Bender, Gary Herman, Moira Frier and Maeve Linehan expressed interest.**	Gary and Moira to lead the discussions working with all others interested .
Close of business for 2024	**Eric Hustvedt motions to endorse all decisions of the board in the past year, Stephanie seconds, motion passed**	
Adjournment	**Motion to adjourn Gary, seconded by Shelley motion passed.**	