

Cawaja Propertyowners Association
Established in 1955, Incorporated in 1965

70th Annual General Meeting Minutes

Saturday, July 27th, 2024
The Place, 300 Balm Beach Road West

MINUTES

1. Call to Order: The meeting was called to order by President Janet Surgeoner-Marks at 9:35am.

2. Confirmation of quorum: Maggie Carveth confirmed that quorum was met.

3. Acceptance of Agenda

Motion: **“To accept the Agenda.”**

Moved: Andy Poprawa

Secunder: Chuck Glazier

The motion passed unanimously.

4. Declarations of conflict of interest: None were raised.

5. Approval of 2023 CPOA AGM Minutes

Motion: **“To accept the Minutes of the 2023 AGM minutes as presented”**

Moved: Jim Curtis

Secunder: Tom Fijalkowski

The motion passed unanimously.

6. President’s Report

Janet Surgeoner-Marks

- The new Board starts our new term with a priority, that we would like to accomplish over the year. This year is succession planning.
 - We need younger people to get involved, we think 6 years is long enough and time to find new talent to help. Having said that. I am still here! But due to personal reasons Lianne Verheyden and Andy Poprawa decided to depart first. The Board accepted Joanne de Visser resigned from the Board in April 2024 for personal reasons as well. I would like to thank them for dedication, for their laughter they brought to the table not to mention years of service to the CPOA. Having said that, Andy Poprawa will be our Board trainer, to educate our Board members regarding the MOU, Cawaja Plans and board governance. Thank you, Andy, for your continued expertise in this area.
 - I have had communication with our neighbours to the north Rowntree beach. They added a clause to their bylaws regarding succession planning. We will

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be voting on it shortly. Yes, we can have younger people working on committees, but it helps them get on the Board and learn.

- And Lastly on succession planning, we created a binder – the grail for a board member. It has the current MOU, area plans, the Lambton report, and deeds to the CPOA property. So that when you leave from one role to the next the binder stays with that position and all the pertinent documents.
- The new board walk has been finally completed at the third entrance. The old mat has been placed at the second entrance. Not sure if we will get another wood board walk because we need beach access for machinery.
- In October 2023 we did a survey regarding FoTTSA (Federation of Tiny Township Shoreline Association), we had 32 responses. From the responses, we forwarded a letter to FoTTSA with our finding regarding membership on their knowledge of FoTTSA.
- In November 2023, the Board wrote to FoTTSA looking for action our members priorities.
 - Government advocacy
 - Environment
 - Governance
- In February 2024, the Board unanimously agreed it was time to resign from FoTTSA, we believe there needs to be an organization like this, hoping FoTTSA will figure out their mandate.
- The CPOA hosted our second Open Forum meeting. We are still working on perfecting zoom. The next Forum will be in the Spring of 2024.
- We have found a new company to do water testing. We will be testing in August and September. We will also be assessing 3 ponds of E. coli.
- Board has purchased two benches for the beach. One is placed on Card Avenue and the 3rd pathway for the enjoyment for our residents.
- This Summer the Board of Directors decided to join FOCA. Federation of Ontario Cottagers Association. They offer online seminar for cottage owners regarding succession planning, invasive species, numerous topics. They also offer discounts on insurance policies thru CADE Association, Rogers, and Cottage Life subscription. An eblast will be sent out to the membership in August regarding the benefits and access to this information.
- The President recognized and thanked the following committee members.

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- Tree Committee: Ted Antkow, James DesRoches, and Chris Vipond
- By-Laws Committee: Marek Malicki, Chair; James DesRoches, Ken Marks, Andy Woyzbun.
- Maggie Carveth – for all her work on the membership spreadsheet with updates.
- A new committee Chair - Craig Hawkshaw who will be working on the environment committee. Regarding invasive species, water testing.

7. Secretary's Report

Lianne Verheyden

Dear CPOA members

I would have liked to be here today however I have a family event which takes me out of country. I hope you will accept this very brief report as read by my fellow board member. We are excited to have Lucy volunteer to focus on our website with frequent updates and to help with our email blasts.

On a personal note, I have enjoyed meeting many of you over the past several years while serving on the CPOA board. Cawaja is a wonderful, caring community and I feel very privileged to be a part of it.

8. Treasurer's Report

Andy Woyzbun

The treasurer reviewed 2023-year end Statement.

Motion: "To accept the 2023-year end statement"

Moved: Maggie Carveth

Second: Stan Jansen

The motion passed unanimously.

Discussion: It was asked if there is a maximum dollar amount, we can have in the bank account. The board explained there is no limit, but we try to keep 2 years of expenditures for emergency purposes. The motion passed unanimously.

9. New Business

a. Corporate By-Laws Changes:

Amendment to Corporate By-laws on Section 3 – Board of Directors, and Section 38 – Dissolution of the Association - Succession Conditions.

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Section 3 – Board of Directors – That 2 qualified candidates can be on the board of directors who are direct relatives of the property owner, unrelated to other board of directors, without signing authority. The property owner must provide written consent.

Motion: “To approve Section 3 – Board of Directors CPOA By-Law changes as mentioned.

Moved: Andy Poprawa

Seconder: Brian Blair

The motion passed unanimously.

Section 38 – Dissolution of the Association - The successor corporation shall: a) appoint a transitional board of directors “***drawn from the current membership of the CPOA***’ to fulfill the succession conditions, with the same minimum and maximum number of directors as required in CPOA articles in effect at time of dissolution. It is a mirror corporation.

Motion: “To approve Section 38 – Succession condition of CPOA By-Law changes with mentioned amendment above.

Moved: James Des Roches

Seconder: Jim Curtis

The motion passed unanimously.

b. Other New Business

1. Community Events

Ingrid Denda mentioned in the past, many community events like corn roasts, sandcastle competitions etc. used to happen and it would be nice to see such events back in the Cawaja area.

Event Committee formed:

- Brian Blair
- Ingrid Denda
- Ann Kenny
- Maggie Carveth

2. Beach clean up

Stan Jansen asked is there a possibility of drying out sand using a tractor. Answer - It is a challenge regarding the interim bylaw. It is a second year; it will be moving into the Dynamic Beach bylaw in 2025. Will consider hiring a contractor to do it in the Fall.

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3. Board Walk

Chuck Glassier asked that a boardwalk not be placed at the second entrance, so that equipment can come down the pathway for owners to access their beach front properties.

4. Paving

Petrusia Kowalsky was asking about paving of Fernanne Drive and other roads - best to contact the township to apply pressure so that we get priority.

5. Road Safety

Ted Sennett brought forward signage and speed on Tiny Beach Road North. The membership is very concerned with how unsafe our roads are becoming.

Memorandum of Understanding (MOU)

Need new MOU for 2026

Motion for 'A new' Committee to review the MOU to submit to township.

Moved: Janet Surgeoner-Marks

Secunder: Ann Kenny

The motion passed unanimously.

Committee:

- Andy Poprawa
- Ken Marks
- Ted Sennett
- James Des Roches

10. Ratification of All Legal Acts of Directors of the Directors for the year ending December 31, 2023

Motion: **“That all legal deeds and acts of the Board of Directors for the fiscal year December 31, 2023, be ratified and approved and that all members of the Board be indemnified against any acts legally done.”**

Moved: Janet Surgeoner-Marks

Secunder: Alex Seaborn

The motion passed unanimously.

11. Election of 2023/24 CPOA Board of Directors

The following volunteers will sit as the next CPOA Board of Directors: John Carveth, Tom Fijalkowski, Ann Kenny, Barb Habachi, Janet Surgeoner-Marks, Lucy Ventresca, and Andy Woyzbun.

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Motion: Janet Surgeoner-Marks

Second: Andy Poprawa

The motion passed unanimously.

12. Meeting adjourned at 11:20am

Moved: Janet Surgeoner-Marks

Second: Andy Woyzbun

The motion passed unanimously.