

# DEANLEA BEACH ASSOCIATION

## Annual Meeting - AGENDA

**Saturday June 21, 2025**

**10:00 am – 12:00 noon**

**Deanlea Beach**

**Beach - End of Henry's Road**

*Please Note: If the location needs to be changed due to inclement weather this will be communicated to members.  
The rain date is Sunday June 22, 2025 (same location and time unless otherwise communicated).*

Time (approx )	Item #	Item
10:00	1.	<b>2025 Annual Meeting</b> <ol style="list-style-type: none"> <li>1. Call to Order</li> <li>2. Land Acknowledgement – Rosie Finnie</li> <li>3. Welcome and Introductions</li> <li>4. Rules of Engagement / By-law Changes <ul style="list-style-type: none"> <li>- Quorum has changed from 20% to 15% of paid memberships from previous year. A minimum of 31 Member Assessed Properties from Plan #793 or #1481 or #M76 need to be represented at the Annual Meeting to ensure quorum.</li> <li>- Members will be required to register prior to the start of the meeting and will receive a voting paddle.</li> <li>- Each Assessed Member Property in Plan #793 or #1481 or #M76 will have one (1) Voting Member who has been designated to vote on behalf of an Assessed Member Property.</li> <li>- In case of a tie vote, the President will not have the deciding vote. The issue will be considered defeated.</li> <li>- Any items added to the Agenda at the Annual Meeting may be discussed; however no decision will be made. The item will be deferred to the next Annual Meeting and/or the Board and any decision would be communicated to Members.</li> </ul> </li> </ol>
10:10	2.	<b>Establish Quorum – Jill Grose</b> Quorum is based on 15% of paid memberships in 2024: $208 \times 15\% = 31$ . <i>IMPORTANT: As noted above, in order to achieve quorum there must be representation from a minimum of 31 Member Assessed Properties from Plan #793 or #1481 or #M76. Please encourage your friends and neighbours to attend.</i>
10:15	3.	<b>President's Report – Connie Wheeler</b>
10:20	4.	<b>2025 Annual Meeting Agenda</b> <ol style="list-style-type: none"> <li>1. Requests for New Business – Additions to Agenda.</li> <li>2. Motion to adopt the Agenda for the 2025 Annual Meeting, with additions.</li> </ol>
10:25	5.	<b>2024 Annual Meeting Minutes</b> Motion to adopt the Minutes of 2024 Annual Meeting – Saturday, June 22, 2024. <i>NB: The DRAFT Minutes are on the DBA website; and printed copies will be at the Annual Meeting.</i>
10:30	6.	<b>Motion to Ratify Directors' Decisions Over Past Year</b> <ol style="list-style-type: none"> <li>1. <b>Membership Fees – Phase 2:</b> The Board reviewed Phase 2 of the Membership Fee Implementation Plan and based on expected expenditures, e.g. beach access work, road grading, new shed, snow fencing and ice-storm clean-up, it was agreed there would be no</li> </ol>

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		<p>change. The fee is \$65.00 if paid before July 1<sup>st</sup>; and \$75.00 thereafter. See Item 11.1 for full Implementation Plan.</p> <ol style="list-style-type: none"> <li>2. <b>Hospital Donation – COMPLETED:</b> The Board donated \$100.00 to the Georgian Bay General Hospital (Midland) on behalf of Deanlea Beach “In Memoriam”, as approved by members.</li> <li>3. <b>By-law Review – COMPLETED:</b> See Item 12.1.</li> <li>4. <b>Property Review – COMPLETED:</b> A review of DBA common property and footpaths was completed as required and noted in the Board Minutes of Meeting dated Monday June 2<sup>nd</sup>, 2025.</li> <li>5. <b>Footpath Mats – COMPLETED:</b> Last season a ‘pilot process’ to ‘not’ put mats down on all of the footpaths and/or for the full length of the footpath was implemented. The decision about mat placement was made in conjunction with Members who use the paths and overall the feedback was positive, while there was an inquiry as to why they were removed. Therefore, based on feedback, the Board agreed to continue as per last year.</li> <li>6. <b>Poison Ivy Spraying – DBA Property – COMPLETED:</b> Spraying for poison ivy on footpaths, edge of roadways unpaved roads, common property, beach strip and bulletin board area has been completed. Many thanks to Loris Gaiotto, Joan Condie, Mick Potovszky and Brian Wheeler. <i>NOTE: The Township of Tiny has a poison ivy control program for municipally owned roads. Members are encouraged to call and identify areas of concern for the Township to spray.</i></li> <li>7. <b>Annual “Community Clean-up Day”: COMPLETED.</b> The clean-up took place on Saturday May 24<sup>th</sup>, 2025. The day looked grim at the start, but Mother Nature was on our side and the jobs were done. Many thanks to Mick Potovszky and his group of volunteers Tim Mason, Tim DeGroot, Don Woychyshyn, Josh Faria, Peter Skala, Michael Ryan, Andrej Jagielo, Eric Spademan, Bruce Condie, Frank Vecchio, Lawrence Johnson for doing the heavy lifting; and to Jill Grose, Ed English, Brian and Connie Wheeler, Loris Gaiotto, Mike Weddel, Irene McEwen, Janet Laurence, Heather and Emerson, Allie Stoesser, Rita Varga, and Jim and Wendy Spademan for coming out to help.</li> <li>8. <b>Family Fun Day – IN PROGRESS:</b> The event is scheduled for Saturday August 2<sup>nd</sup>, 2025 with a rain date of Sunday August 3<sup>rd</sup>, 2025.</li> <li>9. <b>Volleyball Court – IN PROGRESS:</b> The volleyball net will be placed at the south end of the beach this year. Deciding factors include width of beach and water access. The net will be put up after work is completed on access to beach at Henry's Road.</li> <li>10. <b>Signage Review – NOT COMPLETE:</b> This project has been on the books for a few years now, however due to the work required to complete the Bylaws, it was not started. This project will be a priority over the next term.</li> <li>11. <b>Maintenance:</b> <ol style="list-style-type: none"> <li>a) <b>Tree Cutting – N/A:</b> There were no trees removed in 2024.</li> <li>b) <b>Ice Storm Clean-up – COMPLETED:</b> A number of trees had fallen and/or branches were broken off and many residents volunteered to help remove off DBA property. John</li> </ol> </li> </ol>

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		<p>McNeill <u>picked up the debris on the paved AND unpaved roads</u>. The cost was shared with the Snow Clearing Committee. Cost to DBA: \$850.00.</p> <p>c) <b>Road Grading – IN PROGRESS:</b> In conjunction with the Snow Clearing Committee, work on key problem areas should be completed week of June 9<sup>th</sup>, 2025. More information to be provided under Item 9.1.</p> <p>d) <b>Beach Access – IN PROGRESS:</b> Work on several access points and an area for the new shed to be completed week of June 9<sup>th</sup>, 2025. To be discussed further under Item 9.1.</p> <p>e) <b>Common Property – Henry's Road – PENDING:</b> Some clean-up and poison ivy spraying has been done. To be discussed further under Item 9.1</p> <p>12. <b>Winter Snow Fencing – NOT COMPLETE:</b> The Board agreed to place snow fencing in some areas in an effort to start extending the dunes outwards towards the water vs. having them continue to get higher. The Great Lakes Authority was consulted about placement of fencing and ways to help with blowing sand. This project was not started as the snow came before fencing could be put in place. This will be a priority in the Fall. Please note snow-fencing will have to be purchased.</p> <p><i>NB: Approved DBA Board of Directors meeting minutes are posted on the DBA website.</i></p>
10:40	7.	<p><b>Treasurer's Report</b> – Lorrie Locke / Irene McEwan</p> <p>a) <b>2024 Financial Statement</b>  <b>Recommendation:</b> That the 2024 financial statement for the Deanlea Beach Association be approved in principle, pending Members review.  Copies of the 2024 Financial Statement will be available at the meeting. If you would like a copy before the meeting, please contact <a href="mailto:treasurer@deanleabeach.ca">treasurer@deanleabeach.ca</a> .</p> <p>b) <b>2025 Financial Statement – Review Engagement</b>  <b>Recommendation:</b> That the Board conducts a Review Engagement for the 2025 financials.  Over the past several years, the Board has engaged the services of a bookkeeper to enter/track all expenditures; and an accountant to review and provide a Review Engagement Report (Financial Statement) and Letter. This is an excellent way to monitor all expenditures and is cost effective.  Difference between and Audit and Review Engagement: An Audit is meant to give some assurance that the financial statements are free of material misstatements; and a Review Engagement is meant to ascertain whether or not the financial statements are believable or plausible. <i>NB: As per the new By-law, and in accordance with ONCA, a recommendation to this effect is to be on the Annual Meeting agenda.</i></p> <p>c) <b>2025 Membership Fee Schedule</b>  Expenditures in 2024 and projected expenditures for 2025 were reviewed. The Board agreed to implement Phase 2 of the Membership Fee Implementation Plan where the fee would be \$65.00 if paid on or before July 1; and \$75.00 thereafter.</p> <p>d) <b>2025 Membership Fees Paid – Update</b></p> <p>e) <b>2025 Operating Budget</b></p>

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10:50	8.	<p><b>FoTTSA Report</b></p> <p>a) <b>FoTTSA Representative:</b> At this time, it has been determined that a representative is not required. The President and/or designate has been attending meetings that are open to all paying Associations; and information from FoTTSA is available to anyone who has registered to receive 'The Tiny Cottager Newsletter' that is put out by FoTTSA. To receive their Newsletter go to: <a href="http://www.tinycottager.org">www.tinycottager.org</a>  <i>The Board would like to thank Anne Marie (Annie) Ramsay for acting as the DBA representative over the past few years.</i></p> <p>b) <b>Presidents Meeting Re: Dynamic Shoreline By-law – Saturday February 8, 2025</b>  Rosie Finnie attended on behalf of the DBA.</p> <p>c) <b>Presidents 'Roundtable' Meeting – Sunday April 5, 2025</b>  Connie Wheeler attended on behalf of Deanlea Beach. Discussion items included:</p> <ul style="list-style-type: none"> <li>- <b>(Dynamic) Shoreline Bylaw</b>  The new bylaw was passed on May 26, 2025 and is now referred to as the Shoreline By-law. Implementation is currently on hold as appeals are being heard regarding the Official Plan and Zoning By-laws amendments. For more information, you can go to the Township of Tiny website: <a href="http://www.tiny.ca">www.tiny.ca</a></li> <li>- <b>Save our Water campaign:</b> Ongoing</li> <li>- <b>Tiny Cottager Discount Card Program:</b> Cards are available to Deanlea Beach Members who have paid their annual membership fee. For more information about vendors involved in the program go to: <a href="http://www.tinycottager.org">www.tinycottager.org</a>. To get your card, please email <a href="mailto:treasurer@deanleabeach.ca">treasurer@deanleabeach.ca</a> or <a href="mailto:secretary@deanleabeach.ca">secretary@deanleabeach.ca</a>.</li> </ul>
10:55	9.	<p><b>Sub-committee / Task Team Reports</b></p> <p>1. <b>Property &amp; Maintenance – Dave Madill</b></p> <ul style="list-style-type: none"> <li>a) Beach Access</li> <li>b) Shed</li> <li>c) Road Grading</li> <li>d) Tree Removal</li> <li>e) Snow Fencing</li> </ul> <p>2. <b>Family Fun Day – Saturday August 2<sup>nd</sup>, 2025</b></p> <ul style="list-style-type: none"> <li>a. MC for the Day – Brad Madill</li> <li>b. Costume Parade – Michelle Larose</li> <li>c. Games – Blair and Kelly Groff, Rosie Finnie</li> <li>d. Sand Sculpting – Janet Laurence</li> <li>e. Viv McKeown – prizes for all events.</li> <li>f. Raffle – Wendy Spademan and Ana Armstrong. DONATIONS can be dropped off at Wendy's place – 44 Glen Avenue North</li> </ul> <p><i>NB: There is no food/barbeque this year.</i></p>

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		<p><b>3. Communications</b></p> <p>The Board sent out <b>9 (nine)</b> News Flash communications from July 2024 thru to June 2025. To ensure you receive communications from the Board and if you are not on the distribution list, please contact Jill Grose at: <a href="mailto:secretary@deanleabeach.ca">secretary@deanleabeach.ca</a></p>
11:15	10.	<p><b>2024/25 Board of Directors</b></p> <p><b>1. Call for Nominations</b></p> <p>The following Members have put their name forward to sit on the Board as a Director of the Deanlea Beach Association:</p> <p><b>Current Members</b></p> <ul style="list-style-type: none"> <li>- Rosie Finnie</li> <li>- John Gordon</li> <li>- Jill Grose</li> <li>- Dave Madill</li> <li>- Irene McEwan</li> <li>- David Madill</li> <li>- Connie Wheeler</li> </ul> <p><b>New Members</b></p> <ul style="list-style-type: none"> <li>- Eric Spademan</li> <li>- Phil Spademan</li> </ul> <p>           Lorrie Locke who has served as Treasurer for the past 8 years; and Denessa Cameron who has been the Secretary and technical advisor for the past 4 years will not be returning. To both of these Directors, a heartfelt thank you for your time, effort and love of the community!         </p> <p><b>2. Motion to Elect the Board</b></p>
11:25		<p><b>Business from Previous AGM Minutes – June 24, 2023</b></p> <p>At the Annual General Meeting held on June 24, 2023, the Board proposed a change in the annual membership fee and rationale for said change. Below is a snapshot of the discussion and decisions made by MEMBERS at the meeting.</p> <p><b>Board Recommendation – June 24, 2023:</b></p> <p>That the annual membership fee per assessed property in Plan #793 or #1481 or #M76 be <u>raised to \$70.00 with an early-bird option of \$60.00</u> to accommodate rising costs for fixed expenditures, e.g. insurance, taxes, and accounting fees, and accommodate variable rising costs for maintenance and other projects.</p>

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		<p><b>Rationale for increase:</b></p> <ol style="list-style-type: none"> <li>The membership fee of \$60.00 with an early-bird option of \$50.00 has been in effect for a number of years; and it was HELD at \$50.00 (NOT \$60.00) in 2020, 2021 and 2022 due to the pandemic.</li> <li>With an increased cost for supplies and as the cost of doing business continues to rise, the increase supports DBA initiatives and maintenance requirements, etc.</li> <li>Ensures there are monies available to the DBA should a legal issue arise.</li> </ol> <p><b>Member's Discussion:</b></p> <p>Members in attendance SUPPORTED an increase; however the <b>Members felt the recommendation was not sufficient</b>. Two options were then proposed from the floor (meaning they came from Members, NOT the Board).</p> <p><b>Option 1:</b> That the annual membership fee per Assessed Property in Plans #793 or #1481 or #M76 be raised to \$75.00 with an early-bird option of \$60.00 in 2024, \$65.00 in 2025, \$70.00 in 2026 and \$75.00 thereafter.</p> <p><b>Option 2:</b> That the annual membership fee per Assessed Property in Plans #793 or #1481 or #M76 be raised to \$100.00 with an early-bird option of \$75.00.</p> <p><b>Decisions:</b></p> <ol style="list-style-type: none"> <li>Option 1 was approved and Members agreed it was to take effect in 2024. The membership fee implementation plan is as follows: Phase 1 – 2024: \$60.00 early-bird fee if paid by July 1<sup>st</sup>; \$75.00 thereafter Phase 2 – 2025: \$65.00 early-bird fee if paid by July 1<sup>st</sup>; \$75.00 thereafter Phase 3 – 2026: \$70.00 early-bird fee if paid by July 1<sup>st</sup>; \$75.00 thereafter Phase 4 – 2027: \$75.00 flat-fee</li> <li>The Board shall review the membership fees collected against the yearly financials and projected costs and bring forward any change to membership fee structure, if required.</li> </ol>
11:30	11.	<p><b>Business from Previous AGM Minutes – June 22, 2024</b></p> <p>6.0 <b>Zero Tolerance:</b> In the letter sent out to all property owners in June 2024, it talked about a process for dealing with bad behaviour. Over the past year, when an issue arose, every attempt was made to deal with it directly with those involved. This was mostly successful; but in some cases it was not.</p> <p>This year, there will be 'zero tolerance' for bad behaviour and no hesitation will be made in contacting the property owner (on title) should there be any issues or altercations with anyone occupying your personal residence or cottage and/or have your permission to be at the beach.</p> <p>12.3 <b>By-laws:</b> Following a lengthy process, the Deanlea Beach By-laws and Articles have been signed off and are available on the Deanlea Beach website. In accordance with the Ontario Not-for-Profit regulations, a copy of the signed documents will be housed at the official address for the Deanlea Beach Association on file with the Ontario Business Registry, that being – 21 Lakeside Drive, Tiny ON L0L 2T0.</p>



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		<p><u>Voting Member:</u> As some changes are noted in Item 1.0, it is important that all Members understand the rationale behind designating a 'Voting Member' and moving to one (1) vote per Assessed Member Property. The will ensure proportionate vote count amongst all Members, e.g. a property with one (1) person on title vs. 5 people on title would still equal one (1) vote.</p> <p><u>Proxy Voting:</u> This was discussed throughout the process and as a non-profit organization proxy voting is NOT a requirement.</p> <p>The task team's discussion recognized there is some benefit to proxy voting; however the bigger discussion included:</p> <ul style="list-style-type: none"> <li>- How would proxy voting be managed? For example, who would coordinate, how would information be communicated and votes received, who would tally results and consolidate comments, etc.</li> <li>- What happens if there is someone who is willing to take on now, but there is no volunteer when they leave?</li> <li>- All Members receive ample notice about the Annual Meeting – date and time.</li> <li>- Comments/feedback can be submitted prior to Annual Meeting and considered when item is discussed.</li> <li>- Lastly, the onus should be on property owners to attend the Annual Meeting. It you're your best opportunity to participate in community decision making.</li> </ul> <p>Many thanks to John Gordon, Joan Condie, Rosie Finnie, Michael Ryan (part), Petra Wolfbeiss and Connie Wheeler who coordinated the effort. Also, 'thank you' to Paul Ingrassia who took time out of his busy schedule to review and provide his legal opinion regarding our By-laws and Articles.</p>
11:40	12	<b>New Business</b>
11:55	13.	<p><b>For Your Information</b></p> <ol style="list-style-type: none"> <li>1. <b>Dunes:</b> In keeping with the identity and mandate of Deanlea Beach, members are reminded that raking, walking and/or altering the dunes in any way is not allowed <u>unless work has been ordered and/or permission is received from the Board.</u></li> <li>2. <b>Golf Carts:</b> Members are reminded that permitting golf carts on our roads is a privilege. If you have a golf cart please remember to drive responsibly and use caution especially around footpath access points; and they should NOT be driven on footpaths.</li> <li>3. <b>Friendly Reminders:</b> Laminated copies are available. Please email <a href="mailto:secretary@deanleabeach.ca">secretary@deanleabeach.ca</a> to obtain your copy. Please remember it is the property owner's responsibility to ensure all family, friends and guests are aware of these regulations/by-laws and reminders.</li> <li>4. <b>Motorized Watercraft and Swimmer Safety:</b> Please remember that motorized watercraft is to be loaded and/or anchored in the area between the two markers on the beach. Watercraft should not enter the swimming areas at any time.</li> </ol>

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12:00 pm	14.	<b>Adjournment</b>