



Floating Home

Association PACIFIC



2015 Annual General Meeting

Annual General Meeting Minutes

The Floating Home Association (FHAP)
Kin House, 47th Avenue, Ladner, BC
Saturday, April 25, 2015

The meeting was called to order at 1:25 pm

Present:

Dave Coulter -Secretary / Treasurer
David Leff
Bruce Maxwell
Butch Nelson.

Regrets:

Katherine Hammond - Vice President,
Leigh Anne Cameron,
Mary Ellen McSween,
Joe Solanto

INTRODUCTION

Both Katherine and Leigh Anne express their sincere regret at not being able to attend this General Meeting. Personal events that were unforeseen have prevented them from participating at this meeting.

Dave Coulter called the meeting to order and confirmed the quorum requirements of a minimum of three (3) members present had been met. Welcoming remarks to all present and an introduction of the present executive as mentioned above.

NOTICE OF MEETING

It is reported the Proof of Meeting Notice for the Annual General meeting of April 25, 2015 had been met.

PROOF OF MEETING NOTICE

It was MOVED / SECONDED to approve the AGM agenda. It was requested by a member to revise the order of agenda to have General Discussion follow the Presidents Report. The chairperson asked for a show of hands from the membership and all were in favour. The revised AGM agenda was APPROVED.

APPROVAL OF AGM MINUTES - 2014

It was MOVED/ SECONDED to approve the AGM minutes for the meeting held on April 26, 2014. Carried.

TREASURERS REPORT

Dave Coulter presented the financial statement to March 31st. 2015 with a brief discussion on activities that have taken place this past year. Expenses included office/postage costs; registration of our non-profit society with the BC Government; maintaining the website, and costs associated with holding the 2014/15 AGM.

Regular Class "A" Equity Share Account

Opening Balance April 30, 2014 - \$144.28

Closing Balance February 28, 2015 - \$148.64

Community Organization Account

The opening balance at April 30, 2014 was \$1878.36

Disbursements during the year included the following:

AGM (2014) expense - \$161.82

AGM guest speaker gift - \$54.57

FHA executive Bar BQ - \$65.00

FHA postal box rental - \$157.50

Ministry of Housing meeting travel expense - \$470.44

Web hosting fee - \$139.00

Everett McGowan donation in memorium - \$100.00

AGM (2014) expense - \$93.60

The closing balance at March 31, 2015 was \$1085.84

By show of hands, the Financial Statements were passed. Carried.

PRESIDENTS REPORT

Dave Coulter read into the minutes the Presidents Report on behalf of Katherine Hammond:

Katherine Hammond sends her regrets; she is out of town attending the funeral of a close friend.

2014 was a year of change within the Floating Home Assoc; as you may recall from the previous AGM, almost the entire Executive, after serving for many years, resigned in April. Chris Scurr became President, however, as he was planning to live in Mexico for most of the winter, he subsequently resigned and Katherine Hammond was asked by the Executive to fill this position.

The Advocacy Committee, in efforts to increase the profile of the floating home lifestyle, continued communication with the Fraser River Discovery Centre in New Westminster. We are happy to announce that Catherine Ouelette is here today as one of our guest speakers to talk about 2016; their priority will be the development of an exhibit on the economic value of the Fraser River within the context of sustainability. There is an opportunity to feature some information about the Floating Home industry/lifestyle in this exhibit. Thank you Catherine for joining us today.

The Advocacy committee was asked by a float home community on Vancouver Island, to provide a list of Marinas in the province who rent water space to float home owners. Data collected and compared included the amount of monthly rent and other fees charged to tenants, services provided and details of how the

marinas are set up and run. One of the goals of the Advocacy Committee is to establish consistency, fairness and transparency within the float home rental communities throughout B.C.

The Membership Committee has recently completed an updated membership contact list so that regular communication can take place with our members. Sandy McKellar has set up a great new Face Book page for the FHA – please take a look and contribute! Sandy has also volunteered to over-see and manage all of our communications and design services for you, our membership; these will include our web site, Face Book page and news letters. She will speak with you later in the meeting; please share your ideas and comments with her. Thanks so much Sandy, for helping out.

The Membership Committee is attempting to obtain names and e-mail address of all float home owners in B.C. You, as current members, can be of huge assistance here, and we ask you to help us with growing our numbers, so that we are more able to represent you, and to serve you well, when important issues arise. There is strength in numbers. Perhaps you can brainstorm today with Sandy about how best to do this.

Our web site has received several inquires throughout the year, including one from Scott Valliere, who, as a result, is here today to speak with you about an exciting new Float Home development in Nanaimo Harbour.

I would also like to thank Tom Amirault from Nisika Insurance, who is here today to discuss his plan to offer residential insurance to float home owners; competition in the market is always beneficial for all of us.

Thank you all for attending. We are looking forward to another successful year moving forward, and hope that each of you will find some small way to contribute to the growth and success of the FHA.

DISCUSSION FOLLOWING THE PRESIDENT'S REPORT

A member (Catherine Wilson) asked for clarification on the executive meeting with the Ministry of Housing in Victoria.

The chairperson identified that discussion points on the meeting held with the Ministry of Housing are information gathering based and designed to best further the Mission Statement of the Float Home Association for “lobby efforts to represent the float home lifestyle with municipal and provincial governments and standards development”.

The member challenged the completeness of the response and addressed the membership with her position that the executive are “very unclear in their efforts and were entering into discussions that did not have the mandate of the members. Her assertion is the executive are attempting to set influence control of Marina Owners through inclusion of the Float Home Owners Association within the Manufactured Home Act.

The FHA executive in attendance rebutted the member statements and re-iterated they were following a mandate established several years ago with the knowledge of the FHA membership.

Vicki Huntingdon addressed the membership that discussions with her office had been held with the FHA executive, were in pursuit of information regarding similarities of float home owners and manufactured home owners and were seen to be consistent with the mission statement of the FHA.

However it was the position of her office that no official representation to the Ministry of Housing would be pursued from her office until there was a clear consensus mandate from the membership.

A member (Frank Archer) identified there had been a lack of input or discussions with the marina owners on what the FHA is proceeding towards and that all elements of the FHA membership need to be active participants in this discussion.

The executive have committed to ensuring all members will be kept up to date on the discussions between FHA and the Ministry of Housing regarding this topic.

It was ~~MOVED /SECONDED~~ to have this discussion tabled for future review of the FHA executive so the balance of the meeting could proceed. CARRIED

The meeting suspended for 20 minutes for refreshments.

GUEST SPEAKERS

Catherine Ouellet-Martin - Fraser River Discovery Center

Catherine provided an overview of the history of FRDC and encouraged the FHA executive to participate on the Exhibit Committee and provide input for content / expertise regarding the most effective relationship role the FRDC with the FHA.

Jillian Plouffe - Nisika Insurance

Jillian provided an update on Nisika establishment of specific policies and working with underwriters familiar with the special requirements of float home owners to ideally offer a competitive alternative to existing float home insurance providers.

Underwriting considerations would deal with marine perils, all risk, groundings, types of floatation, use of propane. Nisika is wanting to present a complete package policy to owners and will also involve discussions with Marina Owners to include an establishment of policies that may be consistent from marina locations dealing with the Port Authority or other governmental agencies for their residences.

Scott Valiere - Harbour Homes Marina, Nanaimo BC

Scott presented the history and vision of Harbour Homes Marina on the Nanaimo City waterfront.

Harbour Homes Marina has been a vision in the making for local builder/developer Scott Valliere for many years. When the Nanaimo waterfront property became available, he put together a plan and is pleased to offer a project that will allow residents a very unique lifestyle. After seeing many other "Float Home" or "on the water" communities, it was his thought to take advantage of Nanaimo's spectacular harbour.

The support at all levels for this development has been overwhelming. Our centrally located marina will boast all the latest amenities, with the added security of 60 residents. All our docks and fingers will be constructed of concrete and designed to provide positive floatation. We proudly anticipate creating a zero noise dock system as well as a full time resident marina caretaker who will provide required services.

Harbour Homes Marina is located in beautiful Nanaimo, B.C. Canada at 1100 Stewart Avenue. Situated in the middle of Newcastle Channel protected by Newcastle Island. You can stroll south on the unique seawall 10 minutes and you'll find yourself in downtown Nanaimo. There you'll find an abundance of quaint shops & businesses, including a short 13 minutes sea plane ride to Vancouver, B.C.. Heading north you will find B.C. ferries, which is a 1 hour 40 minutes scenic ride to West Vancouver. Close by are golf courses, recreation facilities, shopping malls, Newcastle Island Provincial Park, Canada's only floating "Dinghy Dock Pub" and Swy-a-lana Lagoon to mention a few.

Kelly Fishbooke - Royal Bank of Canada

Kelly Fishbrook spoke on behalf of RBC in Ladner. They have worked hard to see the mortgage rates on floating homes renegotiated depending on needs of their clients. Kelly added that the Bank has many other products to offer and to please drop by his office for further details.

David Leff - FHA Executive

David gave an overview of his attendance at the Seattle Float Home Owners - Lake Union annual general meeting in March. While the needs of their association are different from our association, it was a benefit to see how other floating home associations conduct their business and to establish a relationship for mutual benefit of float home living. The Seattle Association and its' membership have recently entered into a long negotiated agreement with the state for legal status of all existing float homes on Lake Union. All float homes will then have a license and will now be allowed to be upgraded, replaced and moved as required. Float homes are differentiated on Lake Union from barges, hull and skiff homes which will be required to remain mobile and moveable and under separate license. For now all existing float homes are to be given status but no new licenses will be issued. There is a critical mass of owners in a small region therefore they do not have the issues our association has of disparity, dispersion and diversity of issues throughout the province. They are very organized and attendance of their AGM was approximately 150 people.

Sandy McKellar - Member at Large

Sandy identified her participation with the FHA to be a volunteer member and participate in updating with the communications of the Float Home Association, the FHA website and Facebook page. She is also willing to assist with communication support of the executive meetings so that all members are kept current of the affairs of the FHA.

Mike Owens - Ladner Reach Properties

Mike updated on the dredging efforts in the South Fraser Arm and expressed a need for additional support from the FHA executive on securing additional dredging monies. He provided an invitation to meet with FHA executive on identifying the specific needs of marina owners within the FHA that may be separate from FHA home owners.

NOMINATIONS / ELECTIONS OF FHA EXECUTIVE:

It was advised the bylaws of the FHA Society require a minimum of 5 members determined at a general meeting.

Dave Coulter announced the following present members of the Board are willing to stand for nomination and include: Katherine Hammond, Dave Coulter, David Leff, Bruce Maxwell, Butch Nelson, Leigh-Anne Cameron and Joe Solento. It was asked if there were anyone other members present who wished to stand for nomination. By a show of hands all were elected. Congratulations to the new Executive of the Floating Home Association for 2015-2016.

It was moved the meeting be adjourned at 4:25 pm.

Original signed by:

Signed: President

Original signed by:

Secretary