

Protection Island Ratepayers Association Annual General Meeting – June 25, 2006

Directors present: Denise Bonin, Ralph Kirby, Liam Taylor, Shannon Taylor, Norm Lowden,
Cathy Pearson, Peter Frewin, Laurel Karjala

Directors absent: John Routledge

1 Opening Remarks

1.1 Call to order at 1:09 pm
There were 25 attendees

1.2 Late Agenda items - no late additions to the agenda.

1.3 **MOTION:** (moved by S. Taylor and seconded by Bonin)
That the agenda for the June 25, 2006 meeting be approved
(Motion Carried)

1.4 Call for special presentations, petitions or general statements – none were presented

2 **MOTION:** (moved by N. Johnston and seconded by Bonin)
That the minutes of the June 26, 2005 AGM be approved
(Motion Carried)

3 **Business Arising from the Previous Directors' Meeting**
None

4 **Correspondence**
Correspondence received since the last AGM has been dealt with at the bi-monthly PIRA
Director's meetings.

5 Annual Reports of Directors

5.1 President's report – Liam Taylor
(see Appendix A)

5.2 Treasurer's report – Peter Frewin
(see Appendix B)

5.3 **MOTION:** (moved by D. Corfield and seconded by J. Cooling)
That the Annual Reports from the Directors be approved
(Motion Carried)

6 Annual Reports of Committees

6.1 **Communications Committee – Denise Bonin**
(see Appendix C)

6.2 **Leeshore Initiative – John Routledge**
(see Appendix D)

6.3 **Dock Committee – Cathy Pearson**
(see Appendix E)

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6.4 **Parks & Roads- Norm Lowden**
(see Appendix F)

6.5 **MOTION:** (moved by R. Iwaskow and seconded by H. Cooling)
To accept all of the Committee reports
(Motion Carried)

7 **Unfinished Business**
There was no “unfinished business” to bring forward from the 2005 Annual General Meeting.

8 **New Business**
There was no “new business”.

9 **Election of Directors (Three to be elected)**

9.1 **Call for nominations**
Nominees:

Russ Morgan
Michael MacColl
Fredrick Collin
Steve Peck

9.2 An election was not required as Russ Morgan declined the nomination
Michael MacColl, Fredrick Collin, and Steve Peck were elected by acclamation

10 **Announcements**

10.1 Director’s meeting to immediately follow the AGM

10.2 **Junk Away Report** – Nella
There will be another Heavy Metal Junk Away in the fall and a non-metal Junk Away in Spring 07

10.3 **P.I. Cultural Historical Society**
The museum will be returning to the Lighthouse Keepers Cottage; currently the museum archives are housed in the newly opened building at 33 Cutlass Lookout.

10.4 **Protection Connection CD’s** are available for \$20 each from Peter and Nella and others.

10.5 Don Corfield reminded everyone that burning regulations will be in effect during the summer fire season; no beach fires are allowed below the high water mark. The fire department is looking for new volunteers; Our volunteer fire department meets every Tuesday evening at the fire hall.

11 **Adjournment**

MOTION: (moved by D. Corfield seconded by C. Pearson)
To adjourn the meeting at 2:30 pm
(Motion Carried)

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Appendix A: President's Annual report by Liam Taylor

Living on an island presents some unique experiences and challenges. This community in any other setting could easily have a basic suburban lifestyle of households isolated by their capacity to independently interact with a broader world, and thereby never know their neighbours. Instead our interconnected yards are also all bound by parks or the ocean. Frequently boundaries between us are only generally defined. Most of the fences exist to keep deer from gardens. We are at least in some small way isolated from the rest of the world; enjoying and enduring the consequences of this gives us something more immediately in common. We succeed in developing from this bed of commonality a real community. It is supported by a collection of groups of which PIRA is one.

This building we meet in today [*Beacon House*] for instance, is supported and maintained by the Protection Island Lions Club. Up until very recently and for some 8 years Al Thornton, displaying enormous community dedication, did the majority of the work done to raise the not insubstantial funds required to keep this place going. The Lions get this money primarily by collecting bottles. Al continues his essential role in the Lions Club helping newer members understand the various processes he has managed and maintained for so long. He also still brings bottles from a collection bin at a moorage site in Nanaimo, but he is now helped by others who take care of collecting the bottles that John and his staff at the Dingy Dock Pub set aside for donation, and those that islanders leave in front of Keith and Andy's house. This is the closest thing we have to a recycling system. If you see Gloria, Pam, Russ, Keith, Shannon or myself packing garbage bags of bottles around the island, what we are doing is helping to keep the infrastructure of this community center running.

The Lions also give The Beacon House Committee a budget to run the house with. For some time the majority of this work has been handled primarily by Shawne Wasilieff. She has managed the scheduling of events, and after each one she has been in here making sure that the floor, washrooms, and kitchen are clean for the next group. The usage of this building for community activities should grow, and along with that the recognition of how important it is for us to have it. The beacon house committee should have an expanded membership to support all that is required. *[In the time since the PIRA AGM a committee has started to form with Ann Millington taking the scheduling duties, and Shawne volunteering to be on the committee and help guide new people. This is a great start, and if anyone is interested in helping, give Shawne a call.]*

At the last Lions bottle drive I was standing at the bottom of the Gallows Point ramp on the bow of the herring skiff that is used to barge the massive amount of bottles collected to the recycling depot in Nanaimo. A variety of islanders were helping. Beside me was Doug Compton. We were being handed boxes to load when a pager on Doug's belt went off. In a flash he jumped from the bow and ran up the ramp. We heard a voice from the pager call out an address. Quickly people were hushed and trying to figure out which house belonged to that address. I realized three things:

- that Doug Compton was on the volunteer fire department;
- that the fire department may be unique amongst most islanders in their ability to know where different houses are located by address. For the rest of us it seems most frequently to devolve into a three-strike process that goes something like, "where is that? ... Well do you know where the little yellow house used to be? No? Well do you know where so and so lives? No?" And if the third wild pitch, usually referencing a dog, or a dog's name yields no hit, then it usually ends in resignation with "Well, on the other side of the island" as if it were some vast un-map-able terrain.
- The last thing I realized as I watched Doug sprint up the ramp was that I was witnessing the first part of a process that I had experienced the other end of almost 2 years ago.

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I had caught my foot on a rock cycling down the slope into Smugglers Park, and spun it around so that it pointed completely backwards. Shannon called 911 and I had just enough time to wonder how the hell I was going to get to the help I clearly needed living on a bloody island when Veronica came over the ridge and down toward me like some magical guardian angel, determined and focused and caring. Others followed. I knew them all. I don't need to tell those of you who have been on the receiving end of that care and dedication how enormously important the work these people do is. Right now there are pagers turned on and volunteers from our little fire department ready to spring into action at their sounding. *[-At this point Norm Lowden let out a chirp from the pager he carries on his belt. Everyone laughed, startled].*

Many of us don't even know who makes up their membership. They quietly go about doing the job of making themselves as prepared as they can be. Well, quietly unless they happen to be practicing with hoses, walkie-talkies, flashing lights, pump engines, and siren bleeps outside your house some Tuesday night. I'm not complaining, it's a comforting cacophony. In recent competitions they have bested fire departments from all over Vancouver Island. We are very fortunate to have this dedication, from Veronica and her team. Thank you so very much.

I have heard people make comments about the dock at Mud Bay that are less than flattering. While there are in fact spots where it does ramble some, it is still in my mind an enormous success, both practically and as an example of a community taking care of itself. Larry and Ed Iwaskow and a team of volunteers have continued to weather the various storms, both natural and man-made, to not only keep the thing going, but to continuously improve it, and on a shoe-string budget. The dock is one of PIRA's biggest responsibilities and this last year Cathy Pearson has been extremely effective at getting the users together to meet and plan for the future, and ensure dues are paid and that funds are available for the repairs and maintenance required. It is under-funded, and there isn't enough room, and yet it functions. It is an amazing organic collection of people and boats and ropes, that can tangle up, and then release itself, like some tree stretching into the water, releasing and then recollecting it's seeds.

Those docks carry a great deal on and off this island.

When I first came here I was surprised that the only institutions present were a floating pub and a museum. A floating pub is unusual enough, but what kind of place has a museum and not, for example, a corner store? When Rick Scott became curator, the basic box museums commonly come in wasn't quite big enough. I had a chance to see this extended museum experience by having a very tiny part in one of the "productions" the museum group put together. It was a huge success not only because it showcased the various talents in the current population, but also because it unearthed a sense of real history attached to our very yards. A lot of interesting things have happened on this rock. We are just the most recent layer. To use that current layer to it's idiosyncratic best in showcasing elements of a past that we are both discovering and inventing as the museum group has done is just brilliant, and as it turns out quite touching and funny. Ergo: Very Protection Island.

The Protection Island Cultural Historical Society has gone on to organize and catalog the collection and have also built a home for archival material in Barb Neild's back yard. We'll hear a little more from the curator of the Protection Island Cultural Historical Society a bit later on in the meeting.

My experience as President of PIRA, with all the contact with the city that brings, has proven the City staffers to be considerate and helpful without exception, and with a good sense of the unique elements to be found here. When I first joined this executive I had the opportunity to discuss PIRA with an islander whose concern about the organization was that city staffers were seeking community groups like PIRA to use as contact points in order to simplify their jobs. He thought that in the process the voices of individual islanders, and in particular those who were not PIRA members would be ignored. I thought this was a very valid concern. I still do. City staffers do in fact think of PIRA as a valid contact point on the island. To be pragmatic PIRA's interaction with the city should go hand in hand with encouraging as much islander participation and open discussion as possible. We can begin by recognizing, as I'm attempting to do here, all the different kinds of community activities already active. I think it has been proven that PIRA's best role in serving the

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community is as an organizing body. One example of this already described is the Mud Bay dock. PIRA handles the books, deals with the contracts, and a board member is liaison with the mud bay users. Another example of this kind of thing happened somewhat spontaneously this year. PIRA can take credit only for echoing the need for a solution. The Junk Away Group, initially formed from suggestions made at last year's AGM went on to do an extraordinary job of first raising the funds for and then orchestrating two very successful purging events. There was a very large turnout each time. It was fast, efficient, easy because of the numbers of islanders volunteering, and fun. People who don't usually see each other were bumping around together in the backs of pickup trucks. A community that collects garbage together... [*Several suggestions for how this statement might end were called out, including, "gets sticky together", and "purges together"*]. Just try and find that kind of magic in Hammond Bay or Maple Ridge.

So this process of mothering focused committees, and overseeing the broader picture is what I imagine being PIRA's real potential. PIRA's survey is a good source of current issues to islanders. Denise will speak to that and describe the kinds of ways people might be able to bandwagon their favorite issue.

Some things can be handled pretty directly. The PIRA directors often take this kind of thing on making calls, doing reports for each PIRA meeting and generally just seeing that things are done. Norm has been handling the roads and parks this last year. Norm is finishing his term today, but he leaves the roads in the best shape I can remember them being. John Routledge has been the liaison to the Leeshore Committee. This is a far-reaching project hoping to help solve a number of important issues such as a proper emergency access, and increased island moorage. John, who is also ending his term, leaves this project much further along. John and Barbara Routledge will also be leaving paradise, and while I wish them well I am very sorry to hear this. You are wonderful people and you will really be missed.

Laurel has been a great secretary this year, and she is also, unfortunately for us, leaving the executive. Thanks to Laurel for all her work.

Many thanks also to Peter for continuing his always excellent treasuring, and Ralph and Shannon for always jumping in whenever the call for help was made to them.

There are many others that I have not mentioned like Amy's Yoga class, the lantern festival, the Pro-Isle group managed by Barb LeBrasseur, which has become a major source and occasional hotbed of info about what is going on.

My long-winded point is that we actually are a very successful community, but that we have also only just scratched the surface. Despite our differences whenever we get together as... ..what's the word for a group of Protection Islanders? [*Several suggestions were called out including a gaggle, a flock and a murder, with much laughter*]... Ok, whatever you choose, the point is that whenever we get together as a group it works. It's just fun. Whether we are making and watching paper lanterns at dusk, or tossing old fridges into dumpsters, it's a surprisingly good time. We should remember that. There is something very unusual happening here. Most of us come from the conventional neighbourhoods everywhere else and upon arriving here something happens. We find we fit. Were we different before we came, or does it change us? Whichever, thank you all for deciding to live here.

Liam Taylor

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Appendix B: Treasurer's Annual report - Peter Frewin

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Annual Financial Report to June 30, 2006

Cash flows from General Account Activity

Cash Balance Per Last Annual Report May 31, 2005	\$1584.59	
Cash Received from Membership Dues	\$660.00	
Cash Received from Donations	\$10.00	
Total Revenues & Cash Balance		\$2,254.59
Director's & Officer's Liability Insurance	(-312.00)	
Dues & Subscriptions	(-35.00)	
Licenses & Permits	(-26.07)	
Office Expense	(-77.86)	
Postage & Delivery	(-139.10)	
Printing & Reproduction	(-570.45)	
Property Tax	(-26.75)	
Total Expenses		(-1,187.23)
General Account Balance June 30, 2006		\$1,067.36

Cash flows from Dock Account Activity

Cash Balance Per Last Annual Report May 31, 2006	\$1,454.17	
Cash Received from Dock Fees, 2004	\$180.00	
Cash Received from Dock Fees, 2005	\$5,420.00	
Cash Received from Donations	\$224.04	
Total Revenue & Cash Balance		\$7,278.21
Dock Supplies	(-2,706.16)	
General Insurance	(-875.00)	
Director's & Officer's Liability Insurance	(-626.00)	
Moorage Fee	(-1,309.68)	
Office Expenses	(-29.25)	
Printing & Reproduction	(-118.49)	
Total Expenses		(-5,664.58)
General Account Balance June 30, 2006		\$1,613.63

E. & O.E.

Peter Frewin
Treasurer

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Appendix C: Communication Committee's Annual Report - Denise Bonin

We'd like to use the success of the Junk Away Group, which was a successful offshoot of last year's reported survey results: that 86% of the survey responders wanted an annual spring clean up, by encouraging the community to become involved in other initiatives.

I've pasted around the room 9 sheets with the top 9 survey results and possible action areas. If you would like to become involved with any of these, please sign your name, phone number and email address on the page and we will contact you. These are as follows:

What access changes would you support and be willing to pay for, if necessary?

49% Allocated downtown parking

48% Expanded moorage

Is availability of moorage on Protection Island a concern for you? - 54% yes

Are you concerned about human waste discharge from vessels in the Nanaimo Harbour?

84% yes

Would you support the development of a Community Garden on the island? - 55% yes

Are you concerned with erosion of community shore land on the island? - 68% yes

If coordinated on a community basis, I would use and if necessary be willing to pay a fee for:

Septic tank cleanout: - 62% yes

Are you concerned about unsightly premises on the Island? - 58% yes

Are you concerned with the lack of compliance with animal control bylaws, for example, 'poop and scoop' and dogs off leash? - 58% yes

I would support an alternative year-round method of disposing of yard waste (for example, a community chipper). - 61% yes

You do not have to be the leader of the group, just an interested party and we can gather more people as needed.

This year we setup a PIRA website at: www.pira.ca. I've posted the minutes from the last few PIRA Board meetings, a copy of the 2005 survey, a summary of the results, the latest newsletter and frequently asked questions. We've had an offer to spiff this site up, which I'll follow-up on once I determine what sort of material needs to be up there.

I don't know if any of you ride the ferry in the summer and get asked by tourists about Protection Island facts? I've laminated a copy of the Frequently Asked Questions - with Answers and will be posting them in the ferry waiting room. This might educate a few of the tourists BEFORE they arrive on the island.

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Appendix D: Leeshore Committee's Annual Report – Liam Taylor on behalf of John Routledge

In February, 2006, PIRA wrote to the city suggesting that a letter from the mayor's office to the Leeshore owners might jump-start dialogue. Our letter also asked that PIRA be immediately advised and asked for comments if the city were to receive any development proposals on the Leeshore properties,

In March, a letter was sent from the mayor's office to Mr. Don McIntosh, Leeshore Resorts (1978) Ltd. The letter expressed the city's sincere interest in acquiring the properties. It described how the purchase could benefit all parties. The letter also emphasized that the city expected to pay nothing less than full market value. To date there has been no response from Mr. McIntosh.

In late May the City of Nanaimo received an email from Brian McIntosh (one of the owners) saying that they had received the mayor's letter and were considering the matter. There have been no committee meetings over the past year. This is because until we know that the property is really for sale there is very little that we can do or say. We are continuing to get good support from City staff and Council seems to be on side.

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Appendix E: Dock Committee's Annual Report - Cathy Pearson

Orientation:

I devoted several days, during the last year, gathering and reviewing documents and verbal information concerning the; history, expenses and obligations of PIRA, with particular emphasis on the Mud Bay Dock.

As a consequence I have been able to gain a reasonable grasp of our financial, contractual and community obligations. When that becomes a thorough grasp, I will know it is time to resign.

Communication:

We have a glass covered notice board on the Mud Bay Dock head. I have used it to post a four page summary of the Mud Bay Dock Users Meeting of September 26, 2005. Since this was fairly comprehensive I felt it should stay until we had something to replace it with.

Since the bulk of our expenses are paid out in August, early November and December of each year, I focused much of my efforts initially, in being both visible and available to dock users who were looking to pay their fees. To this end, I posted a several notices at the Dock Head.

As people have come to my house (and dropped off cheques), I have attempted to get their contact information (especially for summer people). I also obtained some information from Peter and John.

Using all of these sources, I put together a relatively comprehensive and up to date list of dock users who had (and had not) paid for 2005/6.

In the fall, I created a Mud Bay Dock User Registration form. All who attended the meeting completed it. As additional people dropped their cheques off, I had them complete Mud Bay Dock User Registration forms..

Dock Users Meeting September 26, 2005:

We had a lively meeting on September 26, 2005. Before the meeting, I put together three sets of discussion issues. The focus was on; Maintenance / Safety, Moorage space and Financing the Costs. Special thanks to Ralph for Chairing the Finance Group, Larry for Chairing the Maintenance Group, and Ed for Chairing the Moorage Group.

All three groups had some interesting and sometimes controversial solutions. A Summary of the Meeting was been posted on Prolsle and at the Dock Head. We all agreed to a second, larger meeting. That meeting was set for 10:00 am at Beacon House on the day of the PIRA AGM.

Changes to the Dock Head:

Larry Iwasko and his group of volunteers, have been put in uncountable "Hours of Power" over the last year. The dock looks better than it ever has. But, we have a long way to go.

As part of the Summary of the Meeting of September 26, 2005, we included a list of supplies needed. This is meant to be an opportunity for those who want to donate to do so. Every little bit helps. If you don't put time in on the dock, in addition to normal fees, cash or supplies donations are expected. Without a minimum of donation (above the fees) of either \$100 in cash or lumber/supplies or at least 10 hours labour per boat / kayak, we cannot sustain our dock.

Salt and Sand:

Larry Pelland built three Salt / Sand Boxes. For the short term, I picked up some of the ice remover used for docks and parking lots. We are using kitty litter containers to keep it moisture proof. We are still looking for scoops that will work. Soup cans will do for now.

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Norm picked up some sand

Ed Iwasko and I provided some of the salt.

Dale donated Kitty Litter.

Cathy Hebb was really good about ensuring it got spread on the dock when it was slippery.

Decals:

The 2005 / 2006 season decals say "PAID for 2006". Anyone who has paid has a decal. The rate is \$100 for the season. That is the minimum (see below).

Fees:

We have collected more fees / cash donations and supplies, this year than ever before. Despite this effort, to come together for the benefit of our dock and community, we have no reserve for emergencies. We have not had a fee increase in several year but our expenses have increased substantially.

Everyone currently using the dock knows the fees are minimal. They really only cover our contractual obligations (leases, insurance) and a small amount for lumber. Without the additional donations of roughly the same amount (another \$100) in additional money, lumber and labour, we would not be able to operate the dock at all.

One of the suggestions made at the September Mud Bay Dock users meeting, was to collect fees in June (when we have our PIRA AGM). I personally like this idea. Our bills start in August. It only makes sense to have the bulk of the fees paid before the bills start arriving.

To that end I brought decals for this summer and for next fall (new season) at the Dock Users meeting and at the PIRA AGM. The new season decals will also be your receipt.

It is clear we need a small reserve to pay for emergency maintenance. That was part of the focus for the meeting this morning. A fundraiser appears to be the preferred method so far. We really need additional pilons. That will take a couple of years to organize. For now investing in more chain appears to be the priority.

I do expect we will need to look at an increase in fees of 25 – 30% for next year.

I see my role as a Liaison. I'm not an enforcer, or a complaints department or a bookkeeper. I simply represent PIRA as member of the Mud Bay Dock Community. That said, I am a PIRA Director and will make recommendations to protect our contractual obligations and allow us to sustain the dock for the future.

Parking / Leases:

We renewed our water and land leases for the Dock and Circle this year. Thanks to Liam for dealing with these time consuming and vital issues.

The Pirates Park land lease allows us to use the area from the fire hydrant to the dock head for pick up and drop off ONLY. Parking is NOT permitted for more than the time it takes to load and unload. This is part of our lease agreement and abusing this can result in the loss of our dock.

Special permission can be obtained from the City in unusual situations such as when Greg had a broken ankle and could not walk from the circle to the dock.

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The circle was originally leased (and is part of our Pirates Park lease agreement), for parking for Mud Bay dock users. PIRA has agreed as part of our lease that we will NOT park or drive in the park beyond the dock head.

Please respect our lease agreement. Without it we would not have a Community Dock. The Community Dock (note I said Community not Public or Private), adds value to every property on the Island. This is true whether you are currently using it or not.

Closing:

I'd like to thank and recognize the numerous hours put in, by the few members of our community, who physically work all year long to make our dock viable and successful. I would also like to thank those who paid an additional \$100 above the minimum fee (three in cash and one in supplies).

On a personal note, I'd like to thank my husband Steve, and Peter's wife, Nella for helping to keep the dock fees and receipts moving between Peter and I.

Thank you all
Cathy Pearson
PIRA Director on the Mud Bay Dock Committee

Appendix F: Parks & Roads Committee's Annual Report

This year the water problem that has plagued us for some time has been repaired. The city works installed a culvert and drainage system near the firehall that the heavy rains in late May were easily handled by. The usual June grading was done this year in May, to be followed by the dust suppression. The roads are in good shape.

A new bench was installed in Smuggler's Park, near the lake.