

Minutes PIRA Annual General Meeting
Beacon House
Sunday June 24, 2007

Directors present: Liam Taylor, Shannon Taylor, Denise Bonin, Cathy Pearson, Ralph Kirby, Michael MacColl, Steve Peck, Fredrik Collin

Directors absent: Peter Frewin

1 Opening Remarks

1.1 Call to order at 1:07 PM

1.2 Late Agenda items - no late additions to the agenda

1.3 Approval of the agenda:

MOTION: (moved by Veronica Zhentner and seconded by Denise Bonin)

That the agenda for the June 24, 2007 meeting be approved.

(Motion Carried)

2 Approval of the Minutes of the Previous Annual General Meeting:

MOTION: (moved by Laurel Karjala and seconded by Veronica Zhentner)

That the minutes of the June 25, 2006 Director's meeting be approved

(Motion Carried)

3 Business Arising from the Previous Directors' Meeting

No business from the previous meeting.

4 Correspondence

Mail: none

5 Director's Annual Reports

5.1 President's report –Liam Taylor

(see Appendix 1)

5.2 Treasurer's report - Peter Frewin (Nella read on Peter's behalf).

(see Appendix 2).

MOTION: (moved by Denise Bonin seconded by Shannon Taylor)

To accept Treasurer's report.

(Motion Carried)

6 Annual Committee Reports

6.1 Communications Committee – Denise Bonin

(see Appendix 3)

6.2 Leeshore Initiative – Michael MacColl

(see Appendix 4)

6.3 Dock Committee – Cathy Pearson

Cathy reported that the dock was running well and that the dock portion of the financial statement showed a healthy balance.

6.4 Parks & Roads- Ralph Kirby

6.5 Fire Truck and Turn-around Parking Circle.

A discussion was had regarding suggestions for parking and signage.

Veronica mentioned that there is to be absolutely no drinking and driving in the golf-carts, or under-aged driving or we could lose our privileges.

MOTION: (moved by Neil Goldsmith and seconded by Veronica Zhentner)

To accept all of the Director's reports.

(Motion Carried)

7 Unfinished Business

There was no unfinished business.

8 New Business

8.1 Discussion of committees for Parks and Roads, and Parking issues downtown.
Steve Pearson motioned to do signage and cones for the circle a.s.a.p. and examine Fire Truck access.

Roads-Safety-Signage-Parking Issue Sub-committee was struck with volunteers:
Laurel Karjala, Fraser Farquhar, Ryoko MacColl

Downtown Parking Issue Sub-committee was struck with volunteers:
Fred Schloessinger and Fraser Farquhar

8.2 Discussion of a committee for developing a Neighbourhood Plan

Liam read a letter from Peter Frewin (see Appendix 5).

Volunteers for a Sub-committee to look into developing a 'Values and Vision' plan toward a Neighbourhood plan included Gavin Soanes, Mark Pessin, Kathleen Schloessinger, Guy & Jodi Le Masurier, Veronica Zhentner, Laurel Karjala, Nella Frewin, Lynn Roberts.

An island Directory of phone numbers was suggested , as well as an Island Fact Sheet for new people and a Bulletin board posting for visitors, referencing 20K speed limit, parking rules, burning regulations etc.

8.3 Discussion of Protection Island zoning not having a limit on house sizes in line with the rest of the City. John Sinclair brought up that 5 yrs ago there was the same issue and asked what was wrong with the existing 40% of a lot sized home.

A discussion followed about the need to build consensus before this issue was considered further. Mark Pessin suggested a questionnaire to determine Islander perspective.

9 Election of Directors (five spots open, 3 nominations received –two or more required).

9.1 Call for nominations. Five nominations were received in advance of the meeting, as well as several from the floor. They were as follows:

Mike Beecher, Lynn Roberts, Corrine Hanson, Mark Pessin–declined, John Sinclair-declined.
Jim Harris –declined and Alison Watt

9.2 Election required.scrutineers were Nella Frewin, Barb LeBrosseur, and Jody Le Masurier.

Directors re-elected: Liam Taylor, Denise Bonin, and Peter Frewin.

New Director's elected: Lyn Roberts, Alison Watt

MOTION: (moved by Gavin Soanes and seconded by Guy Le Masurier) to send letters thanking Corrine Hanson and Mike Beecher for putting their names in for nomination.

- 10 Closing Remarks and Announcements
- 10.1 Director's Meeting to follow AGM.
- 10.2 Thora Howell read an overview of the meeting held earlier in the day regarding Greg Patton's plan for a dock.
- 10.3 Community Garden announcement-
Next meeting is on June 27th, at 7:30pm.
- 10.4 Laurel Karjala made mention of two dogs running lose, and into her yard. There was some discussion and concern about people controlling their dogs.

Next board meeting to be held at the Beacon House on August 27, 2007.

Adjournment

MOTION: (moved by Liam Taylor)
To adjourn the meeting at 4:30 pm
(Motion Carried)

Appendix 1

President's report – Liam Taylor

As the president of PIRA you get a lot of calls. The City views PIRA as a trusted connected voice, and they call me, often confused about what to do, or how to respond to calls they have received from islanders. And Islanders call me too. In this process I get to hear something I think others may not hear. I get to hear all sides of an issue.

I've been on PIRA for 3 years, and on this island for 5. This is my first time living in a small community. 3 years ago when I started on PIRA it would be fair to say that some people were a tad angry with some other people and vice versa. The ongoing issue of garbage removal prompted some energetic people to put together a solution that included the notion of the City utilizing a \$5 levy to fund it. PIRA executives and membership ratified this 2 years in a row by near acclimation. This well meaning suggestion for a solution was met with considerable resistance from others outside of PIRA's circle. I feel like it's taken most of the 3 years that have passed just to get things back to relative calm. But those who ignore history are destined to repeat it.

Here's an example from this past year. Nick Dimambro developing his lot, cut most of the trees down and a number of people got quite upset about it. They came to PIRA hoping that we might invoke some higher authority. Around the same time frame I had conversations with a number of islanders equally as concerned that this did not prompt some kind of movement to restrict property owners from doing to their property whatever they liked.

Both sides seemed certain that they knew how things should be. But they do not know what we as a community want, and to some extent in order to defend their argument they almost can't ask to even hear the other viewpoint. So somewhat nervously I feel obliged to make the argument that we need conversation amongst ourselves as islanders about what we want and who we are and where we are going, and to some extent, as a consequence of that need, we also need community, because without community the kind of conversation we need to be able to have won't quite happen, and in it's place will be something that won't get through to a system like the City's. They just won't hear us.

Community in the sense I mean, is really the level of trust required to not know. This is because as a community there are lots of things that we do not know. There are individuals who may know, or who think they know what to do with the roads, and the parks, and tree-cutting, and dock building and just how big or small houses ought to be..... but we don't know as a community. So we vacillate between extremes such as paving the roads, and seeing potholes as an amusing obstacle course/speed bump apparatus. There are those that think we should monitor all tree cutting, and those that each owner can treat her property in any manner she sees fit to.

But neither deals with the elements that we do not know about, for example how much deadwood and accumulating ground-cover is ultimately just a fire-ladder in waiting, and that because we don't let the natural fires happen that would cut through our "woods" every once in a while naturally, we better clear it ourselves or risk losing everything if the tree canopy catches ablaze. Those interested in having controls put on the cutting of trees on private lots could petition Council to amend the tree cutting by-law. Council would probably tell you that without a clear mandate from the population they won't even consider it, and likely others with different views would follow your presentation to Council with rebuttal. And then whatever conflict exists between differing opinions on the island would only exacerbate as a consequence.

Scrambling to invoke the highest authority and win favorable ruling may be the only course of action in some cases, but we should not be blinded in the midst of the argument to the inevitable complications that we will have to live with in the aftermath.

We need the kinds of information gathering presentations and community conversation that could lead to broader understandings, compromise, and perhaps a neighbourhood vision; consensus on some important aspects of what matters to us living here.

It's why the current agenda includes a discussion of a Neighbourhood plan.

Appendix 2

Treasurer's Report by Peter Frewin

**Annual Protection Island Ratepayers Association
Treasurer's Report, June 24, 2007**

The attached statements reflect the financial position of the PIRA General and PIRA Dock accounts to June 30, 2007. All transactions after June 21, 2007 will be dated July as new fiscal transactions.

The Comparison Reports as listed below show the current compared to last year activities for similar periods.

Report #1 – The General Account

The General Account reflects a negative cash flow for the past two years and it is my opinion that we need to address this trend during our next fiscal year to avoid running out of funds. Our current balance of \$1,017.87 is required for contingency or emergency funding and should not decrease past this point.

As reflected in this report, there were no major changes to the inflows or outflows, and membership did not increase for the current reporting year.

Cash Flow Comparison General Account:5

01/06/2005 through 30/06/2007 (in Canadian Dollars)

Category Description	01/06/2005- 30/06/2006	01/07/2006- 30/06/2007	Amount Difference
INFLOWS			
Donation	10.00	0.00	-10.00
Membership 2005	660.00	0.00	-660.00
Membership 2006	0.00	660.00	660.00
Membership 2007-08	0.00	20.00	20.00
TOTAL INFLOWS	670.00	680.00	10.00
OUTFLOWS			
Dues and Subscriptions	35.00	35.00	0.00
Insurance			
Director's & Officer's Liability	312.00	312.33	-0.33
Other Insurance	0.00	0.00	0.00
TOTAL Insurance	312.00	312.33	-0.33
Licenses and Permits	52.82	41.86	10.96
Office	77.86	75.91	1.95
Postage and Delivery	139.10	76.21	62.89
Printing and Reproduction	570.45	188.18	382.27
TOTAL OUTFLOWS	1,187.23	729.49	457.74
OVERALL TOTAL	-517.23	-49.49	467.74

Report #2- The Dock Account

The Dock Account reflects a positive cash flow for the last two years, and thanks to the efforts of Cathy and crew for putting together the auction this year and for closely monitoring the dock membership, the dock expenses were met without a negative effect on the cash flow for the current year.

As reflected in this report, there were major increases to both inflows and outflows and we enter our new fiscal year with a balance of \$2,357.47, and increase over last year of \$743.84. Please note that donations were a major factor along with the auction for the increase of inflow.

Dock Cash Flow Comparison:2

01/06/2005 through 30/06/2007 (in Canadian Dollars)

Category Description	01/06/2005- 30/06/2006	01/07/2006- 30/06/2007	Amount Difference
INFLOWS			
Dock Fee	180.00	0.00	-180.00
Dock Fee, 2005	5,420.00	640.00	-4,780.00
Dock Fee, 2006-07	0.00	5,450.00	5,450.00
Donation	224.04	1,050.71	826.67
Fund Raising Event	0.00	1,689.28	1,689.28
TOTAL INFLOWS	5,824.04	8,829.99	3,005.95
OUTFLOWS			
Dock Supplies	2,706.16	5,151.02	-2,444.86
Insurance			
Director's & Officer's Liability	626.00	624.67	1.33
Other Insurance	875.00	995.00	-120.00
TOTAL Insurance	1,501.00	1,619.67	-118.67
Moorage Fee	1,309.68	1,315.46	-5.78
Office	29.25	0.00	29.25
Printing and Reproduction	118.49	0.00	118.49
TOTAL OUTFLOWS	5,664.58	8,086.15	-2,421.57
OVERALL TOTAL	159.46	743.84	584.38

Appendix 3

Communications Report by Denise Bonin

Here on Protection Island we are a very close community; we are surrounded by a mote; we need watercraft to come and go from the island; we need roads for personal movement and transportation; we need food; we need water; we need means to remove unwanted items, e.g. junk, garbage, recycling, sewage, etc. We need to subsist with governing bodies, e.g. City of Nanaimo, Port Authority, etc. We need to live in harmony. We need to communicate.

Island issues

- Transportation
- Roads
- Parking – Nanaimo and on the island
- Moorage
- Docks
 - Private
 - Mud Bay
 - Leeshore
- Emergency preparedness
- Emergency access
- Erosion
- Junk
- Recycling
- Clear-cutting of lots
- Parks – maintenance and preservation

Organizations / committees / ad hoc groups

- PIRA
- Lion's club
- Volunteer fire brigade
- Neighbourhood watch
- Junk Away
- Protection Island Cultural Historical Society
- Island Café
- Garden club
- Knitwits
- Women's group
- Book club
- Lantern festival group
- Crokinole group
- Games group

Communication tools

- Pro Isle
- Website
- Bulletin boards
- Newsletter
- Survey
- Meetings
- Ferry gossip
- Pub
- Grapevine

Actions of one affect actions of others

- Want to build a dock on your foreshore?
- Want to build condos on your property?
- Want to clear-cut your lot?
- Want to clutter your yard with junk?
- Want to race around the island in a noisy golf cart?

Direct Communication

- Talk calmly directly to the person who is the perpetrator
- Talk to someone else who can talk to the perpetrator on your behalf or on behalf of the island, e.g. someone on PIRA, the fire brigade, neighbourhood watch, junk away group
- Post notices with all the facts and carefully think of the consequences

Many hands make light work

- Join groups that can affect a change
- Come to meetings with open minds
- Create a group that can address an issue
- Discuss problems and ideas with others

I want to thank the PIRA executive and specifically Cathy Pearson who has worked so tirelessly to understand and communicate issues concerning the Mud Bay Dock and Liam Taylor who takes communications directly to the source when it is necessary. We have learned and grown together. We bounce ideas off each other. We hopefully make a difference in our community.

Thank you.

Appendix 4

Leeshore report by Michael MacColl

Much of that reported in the newsletter was summarized. As demolition of the Leeshore dock-head had not occurred, there was concern expressed for safety as people were still mooring their boats on the floats despite the "strung together" condition of the float access. The City had been informed by Brian McIntosh (one of the owners of Leeshore Estates) that a contractor had been hired to proceed with dock-head removal but the date was not indicated.

As for intentions of the landowners for the Leeshore property, Brian McIntosh had indicated that he would be unable to consider the matter until the end of August. Given that there are a number of family members involved in the ownership, decisions on the property may be long in coming.

It was mentioned that fears of significant development or high density residences being planned for the property can be allayed by the limitations of the sewer and water service capacity to both the property and the Island itself. Despite current zoning provisions, the City has indicated that high density residential would not be consistent with the character of the island.

Subsequent to further discussion, about access to and moorage on the island, Leeshore still provided the best all weather and all tide location and if developed for moorage, could accommodate around 50 - 60 boats - thus solving number of issues.

Appendix 5

Letter from Peter Frewin

Protection Island Ratepayers Association - My Stance on a Community Plan

Over the past few years I have often heard that "PIRA is just another level of bureaucracy, enforcing their decisions on the community." It is time to bury this myth. The acronym 'PIRA' appears to conjure up some old memories that are painful to some of our citizens, and I think we need to move forward as a voice of majority with the full name Protection Island Ratepayers Association, an association that seeks to include and represent all who are willing to trust in a body that has no hidden agenda, no desire to dictate, and has a willingness to listen to and act on issues that affect our community as a whole.

In my opinion, it is time to put as much energy as we can into the development of a Community Plan that will give us a guide as to what our future will look like. To do this, we as residents need to ask what it is that makes us want to live here, how do we protect the values that attracted us, and who, if not us as individuals with strong representation, can make changes that will speak our needs to governing bodies that influence how we live.

I became a Protection Island Ratepayers Association member because I want to offer a voice sanctioned by the community not a voice imposed on the community. I have worked hard, as have the other members of the Association, as well as others in the community, to provide services that would make a positive difference in the our neighborhood.

I, as an Association volunteer, need a unified membership to represent in order to do a good job, and I need like-minded individuals who are willing to accept a vision of a unified body and are willing to work to support their chosen community.

Your voice is important to all of us who live here, and as a concerned member of a very diverse and unique group of individuals, I want to interact with any or all who choose to build their home and integrate with the community in a supportive and conscious manner. My hope is that my personal values are in sync with this island, and I will work hard to ensure that all who have chosen to live here have the opportunity to experience this synchronization and will offer my services as a board member to that end.

For what it's worth, this is where I stand...

Peter Frewin

A Proud Citizen of Protection Island.