

Sir John's Homestead Ratepayer Association Inc.
MINUTES OF ANNUAL GENERAL MEETING
OCTOBER 4, 2016

AGENDA

1.	Welcome & Introductions	Keith Salt	
2.	Activity Reports		
	a) President's 2016 report	Keith Salt	5 mins
	b) Green Spaces	Keith Salt	5 min
3.	Approval of 2015 Minutes	Kaila Sugeng	5 mins
4.	Treasurer's Report	Axel Breuer	5 mins
5.	2016-2017 Membership Drive	Craig Finlayson	5 mins
6.	Election of new Directors	Keith Salt	5 mins
7.	Message from Councillor	Matthew Mahoney	15 mins
8.	Area Compliance & Licensing	Ian Masini, Tim Gallagher	10 mins
9.	Q&A	All	10 mins
10.	General Discussion	All	10 mins
11.	Adjournment		

1. Welcome & Introductions Keith Salt

Keith Salt welcomed everyone and called the meeting to order at 7:37 pm. There were 23 members present – 6 Board members and 17 General members, thus meeting our quorum requirements

Keith reviewed the agenda. The on-screen agenda was adopted as presented.

2. Activity Reports
a) President's 2016 Report

Keith commented on our increased membership participation. We signed up 104 homes in the neighbourhood, which reflects a 78% participation rate. That is an unusually high participation rate and is an indication of how eager our members are to participate in the community.

b) Green Spaces Keith Salt

Keith reported on the clean-up and planting in the neighbourhood entrance gardens in May, 2016 and gave special credit to Izabela Jensen in her role as the Gardening Lead for the association.

Kaila Sugeng reviewed our Earth Day clean-up and commented on how many fewer bags of garbage were collected this year, thanks to the efforts of the neighbourhood to keep the area clean.

For each event we had a large turnout of neighbours which made less work for all.

c) Other Keith Salt

Keith commented on our continued participation in city-wide committees.

Keith also made mention of our continued vigilance for potential lodging houses in the neighbourhood and that more on the subject would be addressed later in the meeting.

3. Approval of 2015 AGM Minutes

Kaila Sugeng

The 2015 AGM minutes were circulated via email to all SJHR members and have also been posted on the SJHRA website. A motion to approve the minutes as circulated was moved by Doug Fisher and seconded by Phil Cancilla. Carried

4. Treasurers Report

Axel Breuer

Axel reviewed our financial position and provided details of the year's expenditures. We spent \$1,330 on Administration expenses during the year and ended with a balance of \$5,709.

Ted Roberts asked how often we go to market to obtain quotes for Directors and Officers insurance. Alina Zogala explained that we are associated with the City and so obtain the benefit of their group rate which is much cheaper than we could obtain by going on our own.

Keith explained the need to have a reserve for legal expenses as the incidence of possible lodging houses may lead to a necessity to retain legal counsel. There was some discussion regarding the appropriateness of the amount to hold in reserve. The Board believes a reserve of \$5,000 is the minimum amount required to obtain an initial legal opinion and more funding would be required if the association were to pursue legal action on any matter.

It was moved by Axel and seconded by Alina Zogala to accept the report as presented. Carried.

5. 2016-2017 Membership Drive

Craig Finlayson

Moved by Craig and seconded by Tom Zakrzewski to set the fees for the upcoming year at \$20 per household. Craig also reported on how to make the payment.

There were some comments regarding the reception at some houses when Board members canvass the neighbourhood. Joan Breuer suggested we have two members go to houses where we have had a poor reception in the past.

The motion was carried.

6. Election of New Directors

Keith Salt

Keith discussed the need for more Directors, however, no volunteers came forward during AGM. Keith then advised that all the current Board members were willing to return for the coming year.

Moved by Keith and seconded by Tom Zakrzewski to approve the slate of seven candidates. Carried.

7. Message from Matthew Mahoney – Ward 8 Councillor

Keith introduced our guests, Matthew Mahoney, Councillor; Ian Masini, Supervisor Compliance and Licensing Enforcement; and Tim Gallagher, Manager, Zoning & Zoning Administrator P&B.

Councillor Mahoney reviewed the coordination of the City and the association in our neighbourhood relating to planting and the removal of garbage bins that were not being utilized properly. He then provided some information relating to Dundas Connects. It will involve rapid transit on Dundas from Oakville to the TTC Kipling Station. There is no current plan to widen Dundas in this area but if rapid transit takes up two lanes it will likely have to be widened. If that occurs, bridges will be an issue. Councillor Mahoney referred to a progress report on the Mississauga website.

He touched on other items taking place or under consideration in the city.

- There will be infill development at Eglinton Avenue and Erin Mills Parkway.
- Bike lanes are being considered across the whole city but there are safety issues.
- The transit system is moving to a grid system.

8. Area Compliance and Licensing

Ian Masini and Tim Gallagher fielded a number of questions from the floor relating to the lodging house issue in Sir John's Homestead. We are currently aware of 5 potential lodging houses in the neighbourhood. The means to control them is through By-Law, Building and Fire code enforcement. It was confirmed that the 400 metre distance between lodging houses is in the regulations. However, the strong message conveyed was there are currently no "teeth" in the by-law but the City is looking into ways to strengthen enforcement.

In additional questions and comments relating to lodging houses:

- Tom Zakrzewski recapped by saying that if the city doesn't start some form of enforcement it will be open season on Sir John's Homestead. If the City helps address the problem, realtors will direct clients seeking income properties to other areas of the city.
- Basement apartments do not necessarily require separate access

9 & 10 - Q & A and General Discussion

Councillor Mahoney advised of an upcoming meeting relating to the future plans of the campus involving the mayor, the president of U of T Mississauga, and himself. One of the requests of the university will be for them to take some ownership of off-campus student housing. That request will also include advising the president how irate the Sir John's Homestead Ratepayer Association is regarding the housing situation in the area.

Other requests of Councillor Mahoney for the meeting were to ask:

1. How many students are living off campus?
2. What are the plans for the expansion of the campus?
3. What are the plans for expansion of campus housing?

Councillor Mahoney was asked to get back to the association with the results of the meeting.

Other general topics unrelated to housing:

1. Ash trees – if dead trees are perceived to be a danger, contact the City and a by-law officer will come to inspect the tree and take the trees down if it poses a risk to the public
2. Blowing leaves on to a roadway is not illegal unless by doing so it causes a hazard. Tom Zakrzewski indicated they were being blown on to other people's property. Also, if they were being blown on to the street they were hazardous when wet. Ian Masini said if that were to occur to call him.

11. Adjournment - everybody was welcomed to coffee, tea and cookies.

At 9:17 pm it was moved by Alina Zogala and seconded by Darlene Cancilla that the meeting be adjourned. Carried.