

Burrard Civic Marina Community Association

Annual General Meeting - MINUTES

July 11, 2018, 7 PM, at the Billy Bishop Legion Pub, 1407 Laburnum St., Vancouver.

1. Call to Order

Meeting was called to order at 7:19 PM

2. Proof of Quorum

Eleven (11) members were present, satisfying the quorum requirement of a minimum of 3.

3. Proof of Notice

Notice was given by e-mail on Tuesday June 26th, (15 days prior notice) to all members subscribed to the BCMCA e-mail forum.

4. Previous Minutes

Minutes of the 2017 AGM were approved.

5. Old / Ongoing Business

a. Shoreline cleanup

While we missed doing a Shoreline Cleanup last year, the membership agreed it was a worthwhile effort, and the usual BBQ afterwards is good fun. JC will lead efforts to run a Shoreline Cleanup this fall. (late September?)

b. Swap Meet

It was agreed that October 13th, 10 AM, would be a good date to hold a Swap Meet, and BBQ. JC will ensure the Members Lounge is available.

c. Diver hull cleaning

Several members had Regis scrub their hulls this spring. However the price has gone up a fair bit, and there are several other divers who offer the service. Perhaps one may offer a "Member's Discount" if we get a group. We will look into this further next spring in advance of sailing season.

d. Marina Renewal Project

Phase I, the "Upland Works", including installation of upgraded water and electrical services up to the marina gates, is complete. However, PB staff informed us that the project went well over budget, to \$1.1 million, as opposed to the initial tender price of \$748,000, almost a 50% over-run.

Phase II, the replacement of G and G to L Head Floats, has been long delayed (was supposed to start Fall 2017) and at the time of the meeting, only minor progress has taken place, with the appearance of a barge, and removal of some fingers along G dock. Some replacement steel piles, with anti-corrosive coating, are on the barge. One creosote pile had been pulled, revealing that the embedment depth (the part embedded into the sea bottom) was less than one-third of the entire length of the pile. This may explain why some of them seem wobbly.

Several boats from G and H docks have been repositioned to other locations, which have been made available because the office did not take many new applicants this year. This results in a loss of revenue to the marina, at the peak summer season.

PB staff have also told us that the project costs may go from the initial \$1,136,680 tender award to perhaps \$1,700,000, also a 50% cost over-run. The project has been long delayed because there was no penalty clause

included in the tender, the contractor had a head engineer pass away, and the contractor also admitted they were giving preference to larger jobs.

Ultimately, this means that out of the original \$3.4 Million sourced for repairs/upgrades (chiefly by Ken Maguire), \$2.8 M may be spent solely on this project.

Other works promised included:

- Upgrade security system, with closed circuit cameras and additional fencing, est. \$150,000. The fence along the top of the parking lot has been cleaned up and repaired, but we are unsure if any other work has been done.
- Repair boat ramp, est: \$600,000. Other than some line painting and perhaps minor pothole repairs, no significant work has been done here.
- Renovate members locker room, est. \$50,000. At time of writing, some effort is being put into renovating the locker room. However, the BCMCA has long held that the former Caretakers Suite would make a better location for a members lounge.

6. Financial Report

JC presented the Financial Report (attached), having received the latest information from Peter Vandergugten. In the past year, the BCMCA has received \$500 in membership contributions, spent \$215.84 on website maintenance (renewed for 5 years), and has a balance of \$1,475.51 in the bank. Normally some money is also spent on hosting a BBQ or two in conjunction with Shoreline Cleanup or Swap Meet events, but no expenses were incurred in the past year.

It was suggested perhaps we could use some money to have some banners and /or burgees made up, to promote the group's activities.

7. Membership Update

Note that membership is by boat, not individual, so generally one could consider that each boat represents 2 persons. However for voting purposes, the policy is "One boat – one vote".

For the previous year, 20 boats (memberships) were paid up (\$25 each). However, there are about 50 contacts on the e-mail list, so several followers have been benefiting from the BCMCA's efforts and updates without contributing to the cause. It was agreed we should encourage more people to pay up, our efforts can go further that way. JC took several cash renewals at the meeting and gave out receipts.

8. Election of Directors

There are five (5) Director positions to be filled. If there are more than five volunteers for Director positions, an election will be held, or per the Society Act, Part 5, 25(2), the membership may approve having more than 5 directors.

Directors for 2017-2018 were:

- JC d'Almeida (Spokesman)
- Sean Smith (Spokesman)
- Peter Vandergugten (Treasurer)
- Mark Crosby
- Ken Christie

Peter Vandergugten is stepping down, we thank Peter for his years of service as Director and Treasurer. All other directors had volunteered to stand again. Peter Derviller was nominated and accepted. Mark Powers was also nominated, but declined, but said he would be happy to continue to offer advice when called upon. Other members said they are happy to help out with various tasks, where able.

9. New Business

a. Fraser River Keepers collaboration (August 2017)

This was a good project, with several BCMCA skippers assisting in taking Fraser River Keepers volunteers around the Creek to take water samples. The results showed that a few outfall pipes at the very north-east end of the Creek seemed to be the source of high contaminant counts, where there are actually the lowest number of boats. JC said he would remain in touch with Lauren from Fraser River Keepers to see if they want to continue to collaborate on upcoming projects, and also see if this can bring some positive media coverage to our group.

b. Marina Fees

A topic of much discussion, however all present agreed that the research done by the BCMCA on marina fees was well done, and the Parks Board's insistence on not backing down on the 8% increase has damaged the relationship with boaters. The issue of marina fees was a hot topic at the May 9 Open House.

c. Open House meeting with Parks Board (May 9, 2018)

This meeting packed the Parks Board meeting room, over 40 people came out, and it was standing room only. Many well-informed, eloquent speakers.

A key result coming from this Open House is that Parks Board promised to collaborate with the BCMCA on setting future marina rates, with a meeting promised in June or July (now overdue), and another meeting prior to the November budget meeting. We should contact the PB to arrange for this first promised meeting.

The issue of how to write minutes of the meeting resulted in disagreement over what details to report. The Parks Board's version was very short and omitted many details, and was more of an "action items" list, as opposed to attempting to capture the nature of what was said and discussed. The BCMCA will "agree to disagree" on how to write minutes of such meetings.

d. Capital Plan

While we had been told by PB staff that efforts were being made to ensure there would be money in the upcoming 2018-2022 Capital Plan, it seemed no surprise that when the Draft Capital Plan was posted online for public commentary, there was no mention of marinas whatsoever. In response, the BCMCA performed a survey of the docks for defects (both new, and unresolved from the 2013 Worley Parsons Report), and prepared a Proposed Capital Plan for the marina. This Capital Plan was submitted to the Parks Board, via their channels for public submissions.

Three of the Directors also attended a Capital Plan Open House on June 12th, and were somewhat surprised to find that there was rather low public turnout, and yet almost all of the Commissioners were present at the start of the session. As a result, we may claim to have formed 10% of the entire public turnout, and the single largest lobbying bloc present! At one group discussion table, we were pleased to get the ear of Steve Jackson, the Chief Financial Officer, and give him many details of the marina's situation. He seemed rather surprised to hear of some of these details, and at the session's end, he spoke to the room to summarize key points, including admitting that Burrard Civic Marina may need more attention.

The Directors also had a chance to speak with Commissioner Catherine Evans. She was also surprised to hear of dissent over the marina fees issue, and said that the Commissioners essentially must trust that everything that staff tells them is true. We may have gained some support from Ms. Evans, however she is not running for re-election on the Parks Board this fall.

It was suggested that the BCMCA should follow up by contacting Steve Jackson to ask if he has seen the Capital Plan that was submitted on June 21.

e. Member's Lounge make-over

Work is only just now starting on a make-over. JC was told that the renos will include bookshelves, and a big-screen TV. The washer/dryer, and most lockers have been removed. No idea if these services will find a home elsewhere, obviously those who made use of them will be disappointed. It was suggested that a large nautical chart or two on the walls would help set the appropriate theme.

f. Safety / Security Issues

- i. Low tide groundings (50+ boats), early January 2018
- ii. L dock rammed by large power boat, March 2018
- iii. List of current defects submitted to Parks Board, June 2018
- iv. Catamaran near the head of E dock was broken into recently.
- v. Recently, there was an incident on the Tide Grid, where someone fell through the planks, injuring their leg, this is why the Tide Grid is currently taped off as inaccessible.

Much discussion followed on security, or the lack thereof. It was revealed that the security guards will do absolutely nothing to intervene with any ongoing activity of any kind – their only mandate is to write reports for the marina office to review in the morning.

g. Online Petition (protesting marina fee hikes)

JC said some 280 leaflets were handed out during the online petition campaign, and we received 255 signatures on the online petition. This represents a response rate of over 90%, which shows how important the marina fee issue has been to boaters.

10. Meeting Adjournment

Meeting was adjourned at 9:56 PM

Month	Credit	Bank fees	Debit	Balance
Opening balance				1217.25
May 31/17-June 30/17		1.95		1215.30
June 30/17-July31/17	275.00	4.45		1485.85
July 31/17-Aug 31/17	100.00	1.95		1583.90
Aug 31/17-Sept 29/17		1.95		1581.95
Sept 29/17-Oct 31/17	25.00	1.95		1605.00
Oct 31/17-Nov 30/17	25.00	1.95		1628.05
Nov 30/17-Dec 29/17		1.95		1626.10
Dec 29/17-Jan 31/18		1.95		1624.15
Jan 31/18-Feb 28/18		1.95		1622.20
Feb 28/18-Mar 29/18	25.00	1.95		1645.25
Mar 29/18-April 30/18		1.95		1643.30
April 30/18-May 31/18	50.00	1.95	215.84	1475.51
	500.00	25.9	215.84	1475.51