

# Burrard Civic Marina Community Association

## Internal Group Meeting

May 15, 2014, 7 PM, at the Billy Bishop Legion Pub, 1407 Laburnum St., Vancouver.

**Attendees:** Mark C., Sean S., JC d'Almeida, Peter V., Mike & Sharon, Harry T., Greg, Floyd. Grant P. joined partway through the meeting.

**Meeting Called to Order at: 7:15 PM**

### Old Business

1. JC gave a review of the meeting between JC, Sean S., and Ken C., with Ken Maguire at Parks Board office (Feb 2014?).

Various ideas proposed both with the Capital Plan, and other more long-term ideas, were discussed, including:

- a) Should be able to regain caretakers suite in 2 years
- b) Idea to convert lower "lounge" area into a workshop
- c) Idea to install visitor moorage at the old Coast Guard dock
- d) Possibly take over the Coast Guard water lot, dredge the shallow area, and extend docks for more moorage
- e) Install a mast tower somewhere in the marina
- f) Extend the length of the ramps by putting an L-bend in each so they run down the length of the main docks.
- g) Consideration of the current use of parking area, including the pay parking lot, and is it the best use of space.
- h) Concerns voiced about the proposed concepts of dry-stacking, and marine supply store, particularly in regard to how much space these would take up and whether current levels of parking would be affected. Also whether this puts further pressure on parking because of adding potential new customers.
- i) Some kind of restaurant or pub may be a good revenue generator (possibly at the old Coast Guard site?) but again any pressures on current parking levels would need to be considered.

All of these items are long-range ideas, with no guarantees that they will happen, but it does show a new willingness by Parks Board to encourage ideas from the marina community.

2. An update of the current work going on at the marina. (reported by JC)

- a) Showers are installed, but several outstanding items yet to be completed by contractor, such as temperature control knobs, coat hooks, and resolving a leak within the walls. Parks Board is withholding final payment until the work is complete.

It was pointed out that the effective capacity of the number of users the washrooms can handle is now diminished, particularly if the showers are busy. Members who pay fees to use marina facilities should not have to resort to the public washrooms.

The summer season will show whether the re-designed washrooms are a success (or not) as far as capacity is concerned, the situation will be monitored.

- b) Most of the dock and piling repairs have been completed, but there are still several outstanding items, some docks with waler boards yet to be repaired (including J dock), some piling attachments yet to be finished (S dock). The deficiencies have been itemized for the contractor (Blue Water Systems) and Parks Board is withholding final payment until the work is complete.

It was also asked whether the new steel pilings will have any cathodic protection system to keep them from rusting away at the mudline as the old ones did, and failing well short of their expected lifespan. This subject to be raised at the next meeting with Parks Board staff.

- c) It was pointed out that the cost of the recent repairs, being the most major repairs done for perhaps the last 30 years, is a tiny drop in the bucket compared to annual revenues. There should therefore be no need to raise moorage fees next year to compensate.
2. Parking lot (reported by JC):
- a) Old docks in the upper “work area” are slowly being removed and freeing up more parking space.
  - b) Vehicles without passes displayed are being given warning notices by the marina office.
  - c) Parking passes are now given only to those whose names are on the moorage agreement. This means spouses do not get a second pass if two separate vehicles are used.
  - d) Cassio has discovered several people who work at a nearby building have been using our parking lot to park their cars, as they had somehow gotten gate passes in previous years. This is being dealt with and swipe cards/fobs deactivated.
3. Tide Grid:
- a) JC reported that the marina intends to have staff re-attach the access ladder, as soon as repairs to the wooden dock edge can be made. Getting available City staff has been problematic. Grant pointed out that the ladder should be attached to the tide grid side. It was agreed this is a better idea and should be communicated to Parks Board staff.
  - b) It was reported that apparently use of the tide grid is free for current Burrard Civic Marina customers. This is not widely known, and may be a recent change in policy.
  - c) Grant discussed ways of ensuring a boat does not tip forward or backward, and offered to assist with advice for anyone who wants to use the tide grid.
4. Electrical service:
- a. No new discussion on this item, as no one present professed to be experts in the field. It was agreed that further research is beneficial, but there is no real urgency at this point as funding for a replacement system first has to be approved under a new Capital Plan. At that time the group wishes to be active in discussions over what the best options will be.

## **New Business:**

### 1. Society Dues and renewal period

- a) It was decided by unanimous vote that the annual dues should remain at \$25.
- b) It was also decided by unanimous vote that the membership renewal date should be May 1 of each year.

### 2. Membership

- a) JC pointed out that we have very limited information on current members. It was agreed that a proper membership list should include:
  - a. Full name
  - b. Mailing address
  - c. E-mail address
  - d. Contact phone number
  - e. Boat name
  - f. Slip number
  - g. Boat type & size

All information is to be kept confidential. This information will help make it easier to ensure members can be contacted via other means than e-mail if need be, and also make it easier to plan activities such as group rates on bottom cleaning by a diver.

- b) Mark C. offered to set up a secure part of the website where members could enter this information.

### 3. Annual General Meeting (AGM)

- a) After some discussion, it was decided that an AGM should be held before summer boating season gets busy and many people are away. As a minimum of two weeks notice should be given, the date of Monday June 2, 2014, (7 PM) was chosen, with the venue to be the Billy Bishop Legion Pub at 1407 Laburnum Street, Vancouver.

JC agreed to prepare the notice and send it to the membership by e-mail with the requisite two weeks notice. (The current default bylaws adopted by the Society allow for e-mail to be used for notice of meetings.)

- b) Amendments to bylaws. It was agreed by all present that a few changes need to be proposed to the default bylaws, for consideration by the membership at the upcoming AGM, namely:

- I. Change item 22(3) of the standard bylaws so as to allow proxy votes at an AGM.
- II. Change the concept of membership so that membership is paid on a "per boat" basis, namely that the annual fee apply to the boat. If a boat has more than one owner, or spouse, they automatically become members and attend meetings if they so wish, without needing to pay more membership fees.
- III. Given the above, change the manner of voting at meetings to reflect the concept of "one boat, one vote". If a member boat has more than one owner or spouse member present at a meeting, only one person representing that boat can cast a vote if a vote is called. This would be similar in concept to how strata corporations operate, i.e., a unit can have more than one owner, but voting is strictly on a "1 unit, 1 vote" basis.

JC and Sean proposed to draft up the language for the proposed amendments, which will be circulated with the Notice of AGM.

### 4. Social Activities:

- a) It was agreed that a combination Swap Meet and BBQ would be a good idea. The ideal location would be the small grassy area near the members washrooms, and to use the "Members Lounge" as a set-up area for swap meet items.
- b) It was agreed that Saturday June 14 would be a good day to hold the event. Further details will follow.
- c) Several members took up an offer arranged through Sean to join Stamps Landing Yacht Club for cruising events, one of which was held at Snug Cove in April. However, BCMCA may yet propose some kind of cruise event of its own sometime this summer.

### 5. In Case of Emergency (ICE) cards:

- a) As pointed out by our diligent security guard, Salty, some kind of ICE information on boats would be helpful if anything troubling is found, such as bilge pump running constantly, alarm going off, sitting low in the water, unsecured mooring lines, loose sails, etc. It was agreed previously that this was a good idea, and BCMCA should promote some kind of easy options to allow boat owners to post contact information somewhere visible on their boats.
- b) JC attempted to source out some options for printing cards or labels with contact info that can be stuck inside boat windows, but had not found any viable options yet.

- c) Sean suggested possibly using plastic business-card sized sleeves, similar to the type used for conference name tags – regular paper printed cards could be put inside, and then the plastic sleeve stuck to a window with double-sided sticky tape. JC will investigate local office supply stores for options.

6. Marina office staffing

- a) It is recognized that Cassio will be retiring soon, possibly two years from now. It is not known if Parks Board staff have any kind of succession plan or hiring criteria in mind.
- b) It was pointed out that one of the young new staffers is quite keen, and a hard worker, and possibly may be groomed to take on Cassio's post when he retires. However it was also pointed out that union rules may dictate that other staff with seniority, and little marina experience, may have higher standing in the application process.
- c) The members present agreed that ensuring any replacement office manager has suitable marina experience is important, and this item should be brought up at the next meeting with Parks Board staff.

**Next Meeting:** To be determined

**Meeting Adjourned At:** approx. 9:30