

## *Gambier Community Centre Society*

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Minutes of the Annual General Meeting of the Members of the Gambier Community Centre Society (the "Community Centre") held on Saturday, May 11, 2024, at 11am at the Community Centre, Gambier Island, BC

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BOARD IN ATTENDANCE      Ted Myers, Director (Chair)  
Leanne Bruce, Director  
Elizabeth Carriere, Director  
Sarah Hanna, Secretary  
Barbara Miklashek, Treasurer  
Rachel Rathbun  
Emily Ashton  
Carmela Allevato

MEMBERS IN ATTENDANCE      *Bill Baines*  
*Scott Hanna*  
*Jamie Dale*  
*Andy Harper*  
*Kathleen Harper*  
*Jim Quail*  
*Joley Switzer*  
*Lorrie Barnett*  
*Rick Barnett*  
*Wayne Berg*  
*Pascaline Denblyden*  
*Sophia Kahn*

1. CALL TO ORDER              Chair Ted Myers called the meeting to order at 11:00am

2. ADOPTION OF AGENDA      Moved by Emily Ashton, seconded by Jim Quail

That the agenda for the Annual General Meeting be adopted.

CARRIED UNANIMOUSLY

3. ADOPTION OF AGM  
MINUTES                      Ted Myers reported that the draft minutes of the 2023 AGM have been circulated through their publication on the Gambier Community Centre website and that copies of the minutes are available here at the meeting.

*Moved by Jim Quail, seconded by Wayne Berg*

That the minutes of the Annual General Meeting held April 22, 2023, be adopted.

CARRIED UNANIMOUSLY

4. TREASURERS REPORT

The Treasurer reported on the 2023 Financial Year, ended December 31, 2023.

Using the slide related to Revenue, the Treasurer reported as follows:

- Revenue for 2023 was \$70,783 as compared to the 5-year rolling average revenue of \$45,581.
- The largest percentage of revenue comes from Event revenue (in 2023 it was \$37,681.51 compared to the 5 year rolling average of \$20,799).
- The next largest percentage of revenue comes from Donations (in 2023 it was \$20,177 compared to the 5 year rolling average of \$11,156).
- The largest revenue generating event we have hosted is the Commotion on the Ocean where both ticket proceeds, sales of soft goods, and the extremely successful donation collection program have contributed significantly to the Community Centre revenue.

A member asked whether the 5 year rolling average figures includes the Covid years (2020 – 2022) and whether there were still events. The Treasurer responded that the 5 year rolling average does include the Covid years and there were still events held when restrictions permitted. In fact, Commotion on the Ocean was created from the need to socially distance during that period.

Using the slide related to Direct Costs, the Treasurer reported as follows:

- Operational Costs for 2023 were \$33,564 which compares to the 5-year rolling average costs of \$24,995.
- Costs for Grounds Maintenance in 2023 @ 3,354 were significantly less than the 5 year rolling average of \$5,293 however, the treasurer noted that the 5 year rolling average figure was inflated by the cost of the large lawn refurbishment project started in 2021.
- Costs for Utilities are slightly up in 2023 @ \$3,654 over the 5 year rolling average cost @ \$3,336. However, this is down from the utility costs in 2022.
- Costs for Supplies and small items were half the 5 year rolling average.
- Under Repairs and Maintenance, our costs in 2023 @ \$15,211 were much higher than the 5 year rolling average costs of \$5,866 due to the substantial repairs to the water system (It was almost \$12,000 to repair the deep well).

- Under Insurance, it was noted that the cost in 2023 of \$5,916 was higher than the 5 year rolling average of \$5,074 but this increase is in keeping with increased insurance costs everywhere.

A question was asked as to what kind of insurance the Community Centre has. The Treasurer advised that we have building, fire, flood and directors' indemnity coverage. There is also event insurance although we are now requiring renters to obtain their own event insurance.

Using the slide related to Costs vs. Revenue, the Treasurer reported as follows:

- The Community Centre generated Revenue in the amount of \$70,783 in 2023. Costs for 2023 were \$33,564. Revenue exceeded Costs for 2023.

Using the final slide in the Treasurer's report, Net Income by Event values were reviewed for events in 2023. The Treasurer commented:

- Clearly the Commotion on the Ocean event raises the most revenue @ \$15,010.75.
- The Summer Fair raised the next highest revenue @ \$5,465 with the Spring Dance in third place @ \$1,621.
- Other "pub night" type events raise between \$200 - \$600 per event.

*Moved by Rick Barnett, seconded by Elizabeth Carriere*

That the Treasurer's report for the 2023 Financial Year be approved.

*CARRIED UNANIMOUSLY*

## 5. 2023 MAINTENANCE & PROJECTS REVIEW

Director Sarah Hanna reported on Maintenance & Projects undertaken during 2023:

- Water system repair
- Book store improvements including new shelving units.
- Gym refurbishment with new floor and fresh paint
- Anavets room has a new accent wall painted behind bar.
- Kitchen exhaust system finished & counters upgraded to stainless steel in the vicinity of the stoves.
- Danger trees were removed from the property.

6. 2024 MAINTENANCE & PROJECTS REVIEW

Director Sarah Hanna also reported on Maintenance & Projects undertaken during 2024 (so far):

- Removal of more danger trees around Community Centre
- Electrical Mast repair done after March snowstorm.

7. 2023 EVENTS REVIEW

Director Leanne Bruce delivered the following report on Events held in 2023.

*Hello Gambier Islanders.*

*Let's take a moment to celebrate the vibrant tapestry of events that have brought us together over the past year.*

*Our island, though remote, has thrived on the spirit of community – a testament to the importance of our gatherings.*

*From the rejuvenating Gambier Spa Visits every five weeks to the friendliness of our pub nights, including the lively St. Patty's night and the delightful Danish Smorgasbord, we've shared joy, camaraderie and schnapps.*

*The yoga classes led by the talented Kate Potter and Barbara Crompton gently stretched our bodies, nurturing our well-being. While Sunday Meditation, led by Jim Quail, helps calm our minds.*

*We celebrated personal accomplishments, including Elizabeth Carriere's literary achievement with her book launch. Other Community members hosted the Cannabis Cup and Makers' Market, which provided unique experiences that enriched our lives in diverse ways.*

*The Centre hosted a well-timed Jumble Sale the day before Garbage Day.*

*We were so lucky to enjoy many wonderful live music events over the year, including Earle Peach's concert, Spring Dance featuring DJ Sophreal (Sophia Kahn), Summer Fair and even a Solitary Band afternoon concert.*

*Commotion on the Ocean truly showcased the power of our unity, raising over \$15,000 – our biggest fund raiser by far – thanks in very large part to the generosity of Andy and Kathleen Harper in facilitating the "on the ocean" element of the event.*

*We shared a Christmas Potluck Dinner which brought warmth and Christmas spirit to our hearts.*

*Each event, whether a celebration, a sale, or a shared silence, has woven a more substantial fabric for our community, proving that our collective spirit shines brightly even in seclusion.*

*As we look forward to another year of memorable events, let us carry this sense of togetherness in everything we do, for the essence of Gambier Island binds us all.*

*Moved by Carmela Allevato, seconded by Scott Hanna*

That the Community Centre thanks Andy and Kathleen Harper for their generous contribution to the well-being of the society.

*CARRIED UNANIMOUSLY*

#### 8. 2024 EVENTS REVIEW

Director Leanne Bruce noted the following Events are planned for 2024:

- Gambier Spa Days continue every 5 weeks.
- Yoga with Barb Crompton will commence on June 7.
- The Anavets Literacy Program fund raiser will be a concert on Saturday June 29, 2024.
- The Community Centre will not be hosting the Jumble Sale on July 5<sup>th</sup> (Garbage Day is July 6<sup>th</sup> this year) as it coincides with too many other events.
- The Gambier Island Fire Team ("GIFT", currently known as the Gambier Fire Equipment Group) will be hosting a fund raiser for the new fire hall on July 13.
- Commotion on the Ocean w/ Bobby Bruce -August 5.
- Summer Arts Festival – August 17.

Sophia Kahn advised that she is planning to do her Indian Kitchen dinners from October to May.

#### 9. OTHER BUSINESS

- SPECIAL RESOLUTION  
RE FIRE TRUCK  
SHELTER

Director Carmela Allevato reported that the Community Centre is working with the Gambier Island Fire Team (GIFT) to partition a portion of land that will be leased to GIFT and on which they propose to build a garage or shelter in which the fire truck and other fire equipment can be housed. Although the directors believe that this is very much to the benefit of the community, they feel that the sequestration of a small portion of Community Centre lands should be ratified by the members through the passage of the following special resolution.

Carmela Allevato read the special resolution, the text of which is appended to these minutes as Schedule "A".

*Moved by Carmela Allevato and seconded by Andy Harper.*

That the special resolution be approved.

The motion was therefore open for discussion. The following points were discussed:

- Where is the site? In the glade adjacent to the road where the outhouses are currently situated.
- Where will the power come from? This is still under discussion, but it will be a separate account from the Community Centre.
- Carmela noted that we are still in discussion over a number of the details.
- Elizabeth asked if once the details are sorted out, will there be an information session for the Community? The answer is yes.
- What is the timing? It is a complex process and will take months at the very least.
- A question was raised about the meaning of the second resolution in the context of the phrase "protect the Community Centre", thinking that it referenced fire protection for the Community Centre. The resolution in question, reads as follows:

*The Directors of the Community Centre are hereby authorized to negotiate and enter into a lease agreement with GFEG or its successor society as it deems reasonably necessary and advisable to protect the Community Centre.*

After clarifying that the phrase referenced the Directors' fiduciary responsibility to protect and maintain the asset of the Community Centre, it was suggested that the wording of the resolution be modified to read: "protect the interests of the Community Centre Society."

*Moved by Scott Hanna and seconded by Jim Quail.*

That the above noted resolution be amended to read:

*The Directors of the Community Centre are hereby authorized to negotiate and enter into a lease agreement*

*with GFEG or its successor society as it deems reasonably necessary and advisable to protect the interests of the Community Centre Society.*

*CARRIED UNANIMOUSLY*

The motion to amend having been approved, the original motion to approve was then voted upon.

*CARRIED UNANIMOUSLY*

#### 10. ELECTION OF DIRECTORS

The Chair opened the discussion of the election of directors by noting that the 8 directors currently in office have agreed to continue in their role but that there is room and a need for more directors.

Several members indicated that they would be interested in volunteering, so Jamie Dale Dickinson and Pascaline Denblyden were added, with their consent, both being present at the meeting, to the slate of director nominees.

*Moved by Jim Quail and seconded Carmela Allevato*

That the slate of directors listed below be elected by acclamation as directors of the Gambier Community Centre Society for the ensuing year:

- Carmela Allevato
- Emily Ashton
- Leanne Bruce
- Elizabeth Carriere
- Sarah Hanna
- Barbara Miklashek
- Ted Myers
- Rachel Rathbun
- Jamie Dale Dickinson
- Pascaline Denblyden

*Moved by Jim Quail and seconded by Carmela Allevto*

That the number of directors shall be determined to be no more than 11:

*CARRIED UNANIMOUSLY*

11. ADJOURNMENT

*Moved by Andy Harper, seconded Kathleen Harper,*

That the meeting be adjourned (11:30am).

CARRIED UNANIMOUSLY



SCHEDULE "A"

GAMBIER COMMUNITY CENTRE SOCIETY

(the "Community Centre")

RESOLUTION to be approved by a  $\frac{3}{4}$  majority of members in good standing at the 2024 AGM:

APPROVAL OF LEASE OF COMMUNITY CENTRE PROPERTY

WHEREAS:

- A. The Gambier Fire Equipment Group ("GFEG") is the owner of a fire suppression truck;
- B. GFEG proposes to raise funds to build a shelter in which to store the fire truck;
- C. GFEG has approached the Community Centre with a request to use a portion of the lands owned by the Community Centre on which to build a fire shelter;
- D. The directors believe it to be in best interests of the Community Centre and the Gambier community to support the development of such a fire shelter building by leasing a portion of the lands owned by the Community Centre to GFEG for this project;

RESOLVED as a special resolution THAT:

- 1. The lease of a portion of Community Centre lands to GFEG (or its successor society), for the development of a building in which to house a fire truck is hereby approved.
- 2. The Directors of the Community Centre are hereby authorized to negotiate and enter into a lease agreement with GFEG or its successor society as it deems reasonably necessary and advisable to protect the interests of the Community Centre Society.