



**ELLIOT LAKE**  
*retirement living*

**NON-PROFIT RETIREMENT RESIDENCES OF ELLIOT LAKE INC.  
BOARD OF DIRECTORS MEETING**

PLACE: HAMPTON INN  
DATE: October 7<sup>th</sup>, 2015  
TIME: 3:00 P.M.

**CHAIRMAN – ALEX BERTHELOT**

**MEMBERS:** IAN LUDGATE                      GIL CONTANT  
                  GEORGE FARKOUH                PETER GREEN  
                  BLAIR BOILARD                        NORMAN MANN  
                  KITTY BINKLE                            ROSS DAHMER  
                  LOUIS UCCI                                CANDACE MARTIN

DOUG KEARNS - CORPORATE SECRETARY

**AGENDA**

1. Call to Order
2. Approval of agenda for October 7<sup>th</sup>, 2015 - Board Meeting
3. Approval of minutes of May 27<sup>th</sup>, 2015 - Board Meeting
4. General Manager's Report
5. Approval for the 2016 Rental Increase of 2.0%
6. Comments or Questions from Directors
7. Adjournment of ELRL Board Meeting

**ELLIOT LAKE RETIREMENT LIVING  
NORDEV GROUP**

Hampton Inn

May 27, 2015 at 3:00 p.m.

**PRESENT:** ALEX BERTHELOT, Jr. Representative of Rio Algom Limited - Chair  
GIL CONTANT Representative of Huron Lodge  
GEORGE FARKOUH Representative of St. Joseph's Hospital  
PETER GREEN Representative of Chamber of Commerce  
CANDACE MARTIN Representative of the City of Elliot Lake  
NORMAN MANN Representative of the City of Elliot Lake  
LOUIS UCCI Representative of Community at Large  
ROSS DAHMER Representative of Tenants  
BLAIR BOILARD Representative of Community at Large

**REGRETS** IAN LUDGATE Representative of Denison Mines Inc. - Vice  
Chair  
KITTY BINKIE Representative of Tenants

**VACANCY** Representative of Tenants

**OFFICERS:** RICHARD KENNEALY General Manager  
DOUGLAS KEARNS Corporate Secretary

**GUESTS** RHONA GUERTIN Controller  
MARIELLE BROWN Marketing Manager  
SARAH PARADIS Manager of Operations - NorDev  
MARK HUTCHINSON Customer Service & Property Manager  
JOSCELYN BONHOMME Preps & Housing Programs Manager  
DON GARRIOCH Auditor, KPMG  
TIFFANY CECCHETTO Auditor, KPMG

**ELLIOT LAKE RETIREMENT LIVING MEETING**

1. **CALL TO ORDER:** 3:05 p.m. by Chair.

2. **APPROVAL OF AGENDA**

After discussion, it was resolved:

15-03-572 *"That the agenda be approved as presented."*

Moved by Mr. Green  
Seconded by Mr. Boilard

Carried

3. **MINUTES OF MEETING OF JANUARY 14, 2015**

The Board reviewed the Minutes of the meeting and it was resolved:

15-03-573 *"That the Minutes of the meeting of January 14, 2015 be approved as presented."*

Moved by Mr. Green  
Seconded by Mr. Dahmer

Carried

4. **PRESENTATION OF 2014 AUDITED STATEMENTS**

Mr. Garrioch and Ms. Cecchetto from KPMG presented the ELRL Financial Statements, NorDev Financial Statements, Consolidated Financial Statements, and the Audit Finding Report to the Board. They advised that it was a "clear" audit report, that is, no material deviations from generally accepted accounting principles needed to be reported to the Board.

The Board reviewed the report and after full discussion, it was resolved:

15-03-574 *"That the Audited Statements for 2014 for ELRL, NorDev, the Consolidated Report and the Audit Finding Report be approved as presented."*

Moved by Mr. Dahmer  
Seconded by Mr. Farkouh

Carried.

The Representatives from KPMG having left the meeting, the Chair asked that the statements be provided earlier next year, if possible, and then the Board discussed the appointment of Auditors for 2015 and after discussion, it was resolved:

15-03-575 *"That KPMG be appointed Auditors for both of the Corporations for 2015."*

Moved by Mr. Mann  
Seconded by Mr. Green

Carried.

## **5. GENERAL MANAGER'S REPORT**

Mr. Kennealy reviewed his report with the Board. He indicated that Hydro costs had increased by \$40,000.00 and he was considering engaging a Hydro Audit firm for a report.

Ms. Brown then reviewed with the Board the numbers on contacts and move ins and move outs and the 2015 Marketing Plan.

Ms. Guertin reviewed capital spending and the expectations for sales of housing stock.

Mr. Kennealy then reviewed the systems in place to track employee and contractor's work orders, for maintenance and preps.

The Board was then updated on the anticipated progress on the Mall. A full discussion was held about the issue of doctor recruiting, wait times and rostering. Ms. Brown spoke about the progress of her assistance with SAD, and this discussion ended with a review of the cottage lot program, the possibility of a new hospital, and involvement by ELRL with the City's Economic Development Committee.

The staff indicated that there would be some discussion with Mr. Berthelot about the articles he had written about ELRL and it was expected that a selection thereof would be placed on the website along with the Audited Statements.

The changes to the restaurant at the Golf Club, along with the latest numbers on membership were reviewed.

Thereafter, it was resolved:

15-03-576 *"That the General Manager's Report be accepted as presented."*

Moved by Mr. Dahmer  
Seconded by Mr. Green

Carried

**6. FINANCIALS TO APRIL 30, 2015**

The Board reviewed the Financial Statements for the Corporation to April 30, 2015, and after discussion, it was resolved:


15-03-577 *"That the financials to April 30, 2015 be accepted as presented."*

Moved by Mr. Farkouh  
Seconded by Ms. Martin

Carried.

**7. ADJOURNMENT AT 6:40 P.M.**

By unanimous consent, the Elliot Lake Retirement Living meeting was then adjourned.

  
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Alex Berthelot Jr., Chair

**NORDEV GROUP**

HAMPTON INN  
MAY 27, 2015

**PRESENT:** ALEX BERTHELOT, Jr.  
GEORGE FARKOUH  
PETER GREEN  
NORMAN MANN  
ROSS DAHMER  
LOUIS UCCI  
GIL CONTANT  
CANDACE MARTIN  
BLAIR BOILARD

**REGRETS** KITTY BINKIE  
IAN LUDGATE

**OFFICERS:** RICHARD KENNEALY      General Manager  
RHONA GUERTIN                      Controller  
DOUGLAS KEARNS                    Corporate Secretary

1.    **CALL TO ORDER** by Chair, at 6:40.

2.    **APPROVAL OF AGENDA**

After discussion, it was resolved:

15-03-578    *"That the agenda be approved as presented."*

Moved by Mr. Green  
Seconded by Mr. Contant

Carried

3.    **MINUTES OF MEETING OF JANUARY 14, 2015**

The Board reviewed the Minutes of the meeting and it was resolved:

15-03-579    *"That the Minutes of the meeting of January 14, 2015 be approved as presented."*

Moved by Mr. Green  
Seconded by Mr. Mann

Carried

**4. GENERAL MANAGER'S REPORT**

Mr. Kennealy reviewed his report with the Board and they also heard from Ms. Paradis. There was general discussion of the Hotel's occupancy rate and what rate is required to maintain profitability.

After full discussion, it was resolved:

15-03-580 *"That the General Manager's Report be accepted as presented."*

Moved by Mr. Green  
Seconded by Mr. Farkouh

Carried

**5. FINANCIALS TO APRIL 30, 2015**

The Board reviewed the Financial Statements for the Corporation to April 30, 2015, and after discussion, it was resolved:

15-03-581 *"That the financials to April 30, 2015 be accepted as presented."*

Moved by Mr. Green  
Seconded by Mr. Contant

**6. ADJOURNMENT AT 7:10 P.M.**

By unanimous consent, the meeting was then adjourned.

  
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Alex Berthelot, Jr. Chair