

**ELLIOT LAKE RETIREMENT LIVING
NORDEV GROUP**

VIRTUAL MEETING September 16, 2020 at 3:00 p.m.

PRESENT:	GILBERT CONTANT	Representative of the Community at Large - Chair
	LOUIS UCCI	Representative of Community at Large - Vice Chair
	NORMAN MANN	Representative of City of Elliot Lake
	GEORGE FARKOUH	Representative of Community at Large
	ROB DEBORTOLI	Representative of Community at Large
	MICHAEL HUKENZALIE	Representative of Community at Large
	PAT ORSER	Representative of Tenants
	DAN MARCHISELLA	Representative of the City of Elliot Lake
	KITTY BINKLE	Representative of Tenants
	FERN HOULE	Representative of Huron Lodge
	ALEX BERTHELOT, JR.	Representative of Community at Large

REGRETS: JANET WHISSELL Representative of Tenants

OFFICERS: RHONA GUERTIN General Manager

GUESTS MARIELLE BROWN Sales and Marketing Manager

ELLIOT LAKE RETIREMENT LIVING MEETING

1. CALL TO ORDER:

3:00 p.m. by Chair.

2. DECLARATION OF CONFLICTS OF INTEREST

There were none.

3 APPROVAL OF AGENDA

The Board reviewed the Agenda and it was resolved:

20-03-803 *"That the Agenda be approved."*

Moved by Mr. Farkouh
Seconded by Mr. Marchisella

Carried.

4. MINUTES OF MEETING OF May 20, 2020

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

20-03-804 *"That the Minutes of the meeting of May 20, 2020 be approved."*

Moved by Mr. deBortoli
Seconded by Mr. Mann

Carried.

5. GENERAL MANAGER'S REPORT

The General Manager reviewed with the Board her written report and addressed questions. Occupancy was reviewed first and then financials to the end of August were examined. The increase in the premium for our insurance policy was explained and it was hoped that there could be some readjustment when the mall claims are resolved on a final basis. The balance sheet was discussed, particularly the cash balance.

The rent increase has not yet been announced by the Ontario government, but it was decided that we would apply the maximum amount allowed. It was therefore resolved that:

20-03-805 *"That the corporation shall apply the maximum rent increase allowed by the provincial government for 2021."*

Moved by Mr. Hukezalie
Seconded by Mr. Farkouh

Carried.

The General Manager updated the Board on the building condition assessments completed in a draft form and then discussion turned to Spine Road with the request for a decision on whether to proceed further at this time.

After a full discussion of the costs of construction of the project, financing options, projected income and a risk assessment, it was resolved:

20-03-806 *"The Board authorizes the expenditure of up to \$600,000 to move the project forward to the point that a final decision can be made. This would take us to the point of final drawings and tender documents and the receipt of tender bids to determine if, with confirmed financing, the project is viable."*

Moved by Mr. Farkouh
Seconded by Mr. Berthelot

Carried.

Then after final discussion, it was resolved:

20-03-807 *"That the General Manager's Report be accepted as presented."*

Moved by Mr. Mann
Seconded by Mr. deBortoli

Carried.

6. **CORRESPONDENCE** - The Chair advised that Ms. Binkle had tendered her resignation as result of plans to leave the community and it was accepted with regret by unanimous consent.

7. **STONE RIDGE**

Ms. Brown provided a report to the Board on developments at the golf course to the end of August, 2020. The financials reflect a good season. After full discussion, it was resolved:

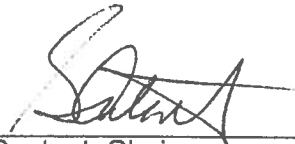
20-03-808 *"That the report for Stone Ridge be accepted as presented and the Board approves the disposition of ten power carts."*

Moved by Mr. deBortoli
Seconded by Mr. Ucci

Carried.

8. **ADJOURNMENT AT 5:20 p.m.**

By unanimous consent, the Elliot Lake Retirement Living meeting was then adjourned and the date of the next meeting was set for December 16, 2020 at 3:00 p.m. at the Hampton Inn.



Gilbert Contant, Chair

NORDEV GROUP

Online Virtual Meeting
SEPTEMBER 16, 2020

PRESENT: GILBERT CONTANT, Chair
LOUIS UCCI, Vice Chair
GEORGE FARKOUH
FERN HOULE
KITTY BINKLE
PAT ORSER
NORMAN MANN
ROB DEBORTOLI
MIKE HUKENZALIE
ALEX BERTHELOT, JR.
DAN MARCHISELLA

REGRETS: JANET WHISSELL

OFFICERS: RHONA GUERTIN General Manager

GUESTS MARIELLE BROWN Hotel Manager

1. **CALL TO ORDER** by Chair, at 5:20 p.m.

2. **APPROVAL OF AGENDA**

After a brief discussion, it was resolved:

20-03-809 *"That the agenda be approved."*

Moved by Mr. Hukezalie
Seconded by Mr. Marchisella

Carried.

3. **MINUTES OF MEETING OF May 20, 2020**

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

20-03-810 *"That the Minutes of the meeting of May 20, 2020 be approved."*

Moved by Mr. Louis Ucci
Seconded by Mr. Farkouh

Carried.

4. **GENERAL MANAGER'S REPORT**

The General Manager and Ms. Brown reviewed with the Board the written report and addressed questions. Management reviewed the financial prospects for the year, given the closure and reduced traffic and tours. After full discussion, it was resolved:

20-02-811 *"That the General Manager's Report be accepted as presented."*

Moved by Ms. Orser
Seconded by Mr. Houle

Carried.

5. **ADJOURNMENT**

By unanimous consent, the meeting was adjourned at 5:20 p.m.



Gilbert Contant, Chair