

NORDEV GROUP

ANNUAL MEETING
HAMPTON INN
WEDNESDAY, JANUARY 27, 2021

PRESENT: LOUIS UCCI, Chair
GIL CONTANT, Vice Chair
FERN HOULE
ALEX BERTHELOT, Jr.
GEORGE FARKOUH
NORMAN MANN
DAN MARCHISELLA
PAT ORSER
JANET WHISSEL
MIKE HUKEZALIE
ROB DE BORTOLI
GORDON McCARTHY

OFFICERS: RHONA GUERTIN General Manager
DOUGLAS KEARNS Corporate Secretary

1. **CALL TO ORDER** by Chair, at 6:20 p.m.
2. **APPROVAL OF AGENDA:** Unanimous consent.
3. **CHAIR AND VICE CHAIR**

By unanimous consent it was agreed that Mr. Ucci be the Chair of NorDev and Mr. Contant be the Vice Chair of NorDev.

4. **APPOINTMENT OF OFFICERS**

By unanimous consent it was resolved that Rhona Guertin be appointed General Manager, and Douglas Kearns be appointed Secretary to the Board for 2021.

5. **APPROVAL OF MINUTES OF DECEMBER 16, 2020**

It was resolved:

21-01-825 *"That the Minutes of the meeting held December 16, 2020 be accepted"*

Moved by Mr. Houle
Seconded by Ms. Whissell

Carried

6. **2021 NORDEV BUSINESS PLAN AND FINANCIAL STATEMENTS TO DECEMBER 31, 2020**

Ms. Guertin, Ms. Brown and Ms. Penner reviewed with the Board the performance of NorDev, the 2021 Business Plan and the Financial Statements to December 31, 2020 and after discussion it was resolved:

21-01-826 *"That the Business Plan for 2021 for NorDev and its Financial Statements to December 31, 2020 be accepted as presented."*

Moved by Mr. Mann
Seconded by Mr. Farkouh

Carried

7. NORDEV MEETINGS


By unanimous consent, meetings of NorDev are to follow the meetings of Elliot Lake Retirement Living.

8. COMMUNICATION

The General Manager discussed with the Board communication that she has had with a member of the community.

9. ADJOURNMENT

The Chair complemented the staff on their presentations and by unanimous consent, the meeting was adjourned at 6.40 p.m.



Louis Ucci, Chair

**ELLIOT LAKE RETIREMENT LIVING
NORDEV GROUP**

Annual Meeting
Hampton Inn - January 27, 2021 at 300 P.M.

PRESENT:	LOUIS UCCI	Representative of the Community at Large - Chair
	GIL CONTANT	Representative of Community at Large - Vice Chair
	ALEX BERTHELOT, JR.	Representative of Community at Large
	FERN HOULE	Representative of Huron Lodge
	DAN MARCHISELLA	Representative of City of Elliot Lake
	NORMAN MANN	Representative of City of Elliot Lake
	GEORGE FARKOUH	Representative of Community at Large
	ROB DEBORTOLI	Representative of Community at Large
	MICHAEL HUKEZALIE	Representative of Community at Large
	PAT ORSER	Representative of Tenants
	JANET WHISSELL	Representative of Tenants
	GORDON McCARTHY	Representative of Tenants
OFFICERS:	RHONA GUERTIN	General Manager
	DOUGLAS KEARNS	Corporate Secretary
GUESTS	MARIELLE BROWN	Sales and Marketing Manager
	ANDY KADOS	Manager of Multi residential Assets
	KAREN PENNER	Manager of Hampton
	CAROLE AMOND	Executive Assistant

ELLIOT LAKE RETIREMENT LIVING MEETING

1. CALL TO ORDER: 3:09 p.m. by Chair.

Mr. Contant welcomed Mr. Gordon McCarthy, the new tenant director, replacing Ms. Binkle. He then acknowledged that this was his last meeting as Chair, and thanked the Board for its assistance during his four year tenure.

2. **APPROVAL OF AGENDA**

After review, it was resolved:

21-01-818 *“That the agenda be approved as amended.”*

Moved by Mr. Houle
Seconded by Mr. Marchisella

Carried

3. **CONFIRMATION OF DIRECTORS**

Mr. Kearns spoke briefly describing the role of the directors. After discussion, it was resolved:

21-01-819 *“That Mr. Gordon McCarthy be welcomed as a new tenant director.”*

Moved by Mr. Farkouh
Seconded by Mr. Ucci

Carried

4. **ELECTION OF CHAIR, VICE-CHAIR**

Mr. Contant having completed his second two-year term as Chair, the position was open for election. Mr. Contant proposed Mr. Ucci as a candidate which was seconded by Mr. Farkouh. Mr. Ucci agreed to put his name forward and there being no further nominations they were closed and Mr. Ucci recognized as the Chair.

As the position of Vice-Chair was now open, Mr. Ucci proposed Mr. Contant as a candidate which was seconded by Mr. Farkouh. Mr. Contant agreed to put his name forward and there being no further nominations they were closed and Mr. Contant recognized as the Vice-Chair.

5. **APPOINTMENT OF OFFICERS**

Elliot Lake Retirement Living has two positions defined as Officers under the by-laws, those of General Manager and Corporate Secretary. It was resolved:

21-01-820 *“That Rhona Guertin be appointed General Manager, and Douglas Kearns be appointed Secretary to the Board for 2021.”*

Moved by Mr. Farkouh
Seconded by Mr. Houle

Carried

At this point, Mr. Ucci took over as Chair of the meeting.

6. **MINUTES OF MEETING OF DECEMBER 16, 2020**

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

21-01-821 *“That the Minutes of the meeting of December 16, 2020 be approved as amended.”*

Moved by Mr. de Bortoli
Seconded by Mr. Berthelot

Carried

7. STONE RIDGE

Ms. Brown reviewed her written report and the financial position of the golf course and business plan for 2021 and after full discussion, it was resolved:

21-01-822 *“That the review of the 2020 performance of Stone Ridge and the 2021 business plan be approved.”*

Moved by Mr. de Bortoli
Seconded by Mr. Berthelot

Carried

8. 2021 BUSINESS PLAN FOR ELRL

Ms. Guertin commenced with a general discussion of the Business Plan for 2021 and a review of the performance of the Corporation in 2020. After a general discussion, the following staff members gave presentations on the following topics:

Presenter	Topic
Ms. Guertin	Finance
Ms. Brown	Marketing/Revenue
Mr. Kados	Property Management
Ms. Guertin	Human Resources
Ms. Guertin	Business Development
Ms. Guertin/Mr. Kados	Capital

After a short break, the General Manager addressed progress with the Spine Road project. Unfortunately, staff had just received word from CMHC that our application for funding was not approved. The Board discussed how to react to this news and resolved:

21-01-823 *“The project shall continue to be funded to the point that it is ready to go to tender and the General Manager is empowered to respond to the letter from CMHC to seek reconsideration of their decision and to explore other options to see if the project still has the ability to be viable.”*

Moved by: Mr. Farkouh
Seconded by: Mr. Hukezalie

Carried

After a full discussion of all topics presented, it was resolved:

21-01-824 *"That the Business Plan for the Corporation for 2021 be accepted as presented."*

Moved by: Mr. de Bortoli
Seconded by: Mr. Berthelot

Carried.

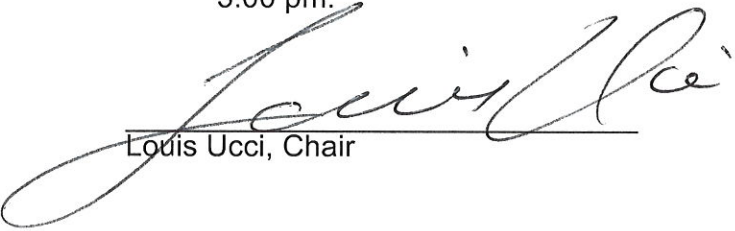
9. EXECUTIVE COMMITTEE AND NORDEV

The Board addressed the empaneling of the Executive Committee. After discussion, it was unanimously approved that the Executive Committee would consist of Mr. Contant, Mr. Ucci, Mr. Farkouh and Mr. de Bortoli.

The Board then unanimously agreed that all Directors of ELRL would be Directors of NorDev.

10. ADJOURNMENT AT 6.20 P.M.

By unanimous consent, the Elliot Lake Retirement Living meeting was then adjourned, with the date for the next meeting set for Wednesday May 19, 2021 at 3:00 pm.



Louis Ucci, Chair