

**ELLIOT LAKE RETIREMENT LIVING  
NORDEV GROUP**

September 22, 2021 at 3:00 P.M. by Zoom

<b>PRESENT:</b>	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
	NORMAN MANN	Representative of City of Elliot Lake
	GEORGE FARKOUH	Representative of Community at Large
	MICHAEL HUKEZALIE	Representative of Community at Large
	PAT ORSER	Representative of Tenants
	GORDON McCARTHY	Representative of Tenants
<b>REGRETS</b>	JANET WHISSELL	Representative of Tenants
	ROB DEBORTOLI	Representative of Community at Large
	DAN MARCHISELLA	Representative of City of Elliot Lake
<b>OFFICERS:</b>	RHONA GUERTIN	General Manager
	DOUGLAS KEARNS	Corporate Secretary
<b>GUESTS</b>	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**

Amended to include additional items, it was resolved:

21-03-839 That the Agenda, as amended, is approved.

Moved by Mr. Contant  
Seconded by Mr. Farkouh

Carried.

**4. MINUTES OF MEETING OF MAY 21, 2021**

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

21-03-840 *"That the Minutes of the meeting of May 21, 2021 be approved."*

Moved by Mr. Mann  
Seconded by Ms. Orser

Carried.

**5. GENERAL MANAGER'S REPORT**

The General Manager commenced with a review of the financials to date with forecasts to the end of the year. It was projected that the income for the year would exceed plan even after increasing spending in certain areas, which was described. The funds allocated for marketing were reduced to reflect the availability of units. There was a discussion of a competitive review of our insurance costs.

Ms. Brown gave the Board an update on marketing including tours and advertising. Updates are planned to some signage and a plan is being put forward to engage social media.

A discussion ensued about the government's allowable increase of 2022 of 1.2% effective January 1, 2022

After full discussion, it was resolved:

21-03-841 *"That the allowable rent increase of 1.2% for 2022 be applied commencing January 1, 2022."*

Moved by Mr. Berthelot  
Seconded by Mr. Mann

Carried.

The General Manager shifted the discussion to the Spine Road project. There were no new initiatives put forward by CMHC. The Board discussed the options reviewed at the last meeting. The General Manager put forward a four-point plan on how to proceed and the Board authorized her to pursue her recommendations.

After full discussion, it was resolved:

21-03-842 *"That the General Manager's Report be accepted as presented."*

Moved by Mr. Farkouh  
Seconded by Mr. Berthelot

Carried.

**6. STONE RIDGE**

Ms. Brown provided a report to the Board on the performance of the golf club. The present financials suggested a small profit would be possible this year. With

respect to capital, Ms. Brown recommended an investment in back nine irrigation of approximately \$80,000.00. After full discussion, it was resolved:

21-03-843 *"That the report for Stone Ridge be accepted as presented."*

Moved by Mr. Houle  
Seconded by Mr. Mann

Carried.

**7. CORRESPONDENCE - None.**

**8. ADJOURNMENT**

It was agreed that the next meeting would be set for December 22, 2021 at 3:00 p.m., potentially in person. The meeting was then adjourned.



Louis Ucci, Chair

## **NORDEV GROUP**

Online Virtual Meeting  
SEPTEMBER 22, 2021

**PRESENT:** LOUIS UCCI, Chair  
GILBERT CONTANT, Vice Chair  
GEORGE FARKOUH  
FERN HOULE  
GORDON McCARTHY  
PAT ORSER  
NORMAN MANN  
MIKE HUKEZALIE  
ALEX BERTHELOT, JR.

**REGRETS:** JANET WHISSELL  
DAN MARCHISELLA  
ROB DEBORTOLI

**OFFICERS:** RHONA GUERTIN           General Manager

**GUESTS:**    MARIELLE BROWN       Hotel Manager

1.    **CALL TO ORDER** by Chair.

2.    **APPROVAL OF AGENDA**

After a brief discussion, it was resolved:

21-02-844    *"That the agenda be approved."*

Moved by Mr. Contant  
Seconded by Mr. Farkouh

Carried.

3.    **MINUTES OF MEETING OF MAY 21, 2021**

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

21-02-845    *"That the Minutes of the meeting of May 21, 2021 be approved."*

Moved by Mr. Houle  
Seconded by Mr. Mann

Carried.

**4. GENERAL MANAGER'S REPORT**

Ms. Brown reviewed her written report and addressed questions. There was a discussion concerning the financial prospects for the hotel, given the significant reduction in room nights. After full discussion, it was resolved:

21-03-846 *"That the General Manager's Report be accepted as presented."*

Moved by Mr. Farkouh  
Seconded by Mr. Houle

Carried.

**5. FINANCIAL STATEMENTS TO AUGUST 30, 2021**

The Board then reviewed the corporation's financial statements to August 30, 2021. After full discussion, it was resolved:

21-03-847 *"That the Financial Statements to August 30, 2021 be accepted as presented."*

Moved by Mr. Mann  
Seconded by Mr. Houle

Carried.

**6. ADJOURNMENT**

By unanimous consent, the meeting was adjourned at 5.45 p.m with the next meeting to occur after the ELRL meeting on December 22, 2021 at 3:00 p.m.



Louis Ucci, Chair