

**ELLIOT LAKE RETIREMENT LIVING
NORDEV GROUP**

September 18, 2024 at 3:00 P.M.
Maple Room, Hampton Inn

PRESENT:	LOUIS UCCI GIL CONTANT	Representative of Community at Large - Chair Representative of Community at Large - Vice Chair
	MICHAEL HUKEZALIE	Representative of Community at Large
	GORDON McCARTHY	Representative of Tenants
	NORMAN MANN	Representative of City of Elliot Lake
	PAT ORSER	Representative of Tenants
	FERN HOULE	Representative of Huron Lodge
	DR. ANDREW WANNAN	Representative of City of Elliot Lake
	ROB DEBORTOLI	Representative of Community at Large (arrived during ELRL discussion of governance contract)
REGRETS:	GORDON HALL	Representative of Tenants
VACANCIES:		Two Representatives of the Community at Large
OFFICERS:	RHONA GUERTIN DOUGLAS KEARNS	General Manager Corporate Secretary
GUESTS	MARIELLE BROWN CAROLE AMOND	Sales and Marketing Manager Executive Assistant

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**
After discussion, it was resolved:
24-03-958 *"That the Agenda is approved."*

Moved by Mr. Houle
Seconded by Mr. Hukezalie

Carried.

4. MINUTES OF MEETING OF MAY 22, 2024

The Board reviewed the Minutes and after discussion it was resolved:

24-03-959 *"That the Minutes of the meeting of May 22, 2024 be approved."*

Moved by Ms. Orser
Seconded by Mr. Houle

Carried.

5. GENERAL MANAGER'S REPORT

The General Manager then reviewed with the Board her written report and addressed:

- a. The financial results of the Corporation to August 30, 2024;
- b. Capital projects and spending;
- c. Mortgage renewal;
- d. Annual rent increase;
- e. Spine Road;
- f. Progress with the QA program; and
- g. Tax filer data from CRA for Elliot Lake.

The Board addressed two of these items with individual resolutions. The first was the rental increase for 2025. After full discussion it was resolved:

24-03-960 *"That the rental increase for 2025 be the limit set by the Ontario Government at 2.5%."*

Moved by Mr. McCarthy
Seconded by Mr. Houle

Carried.

The Board also addressed the General Manager's recommendation with respect to the renewal of the mortgage in March 2025, presently secured by three apartment buildings and the office and hotel. After full discussion, it was resolved:

24-03-961 *"That the Board approves the General Manager's recommendation contained in her report."*

Moved by Mr. Hukezalie
Seconded by Mr. Mann

Carried.

During the course of the discussion on the renewal of the mortgage, the Board approved the investment strategy of a rolling five-year limit. After further discussion;

24-03-962 *"That the General Manager's Report be accepted as presented."*

Moved by Mr. Hukezalie
Seconded by Mr. Mann

Carried.

6. STONE RIDGE GOLF COURSE

Ms. Brown provided a report to the Board on developments at the golf course, and after full discussion, it was resolved:

24-03-963 *"That the report for Stone Ridge be accepted as presented."*

Moved by Ms. Orser
Seconded by Mr. Houle

Carried.

7. REPORT FROM THE RECRUITMENT COMMITTEE

Mr. Kearns reviewed his written report on the unsuccessful search for an appropriate candidate and reviewed his recommendations to re-empower the Recruitment Committee to forthwith commence a fresh search. After full discussion it was resolved:

24-03-964 *"That the report of the Recruitment Committee and its contents be accepted as presented."*

Moved by Ms. Orser
Seconded by Mr. Houle

Carried.

8. PROPOSAL FOR GOVERNANCE CONTRACT

The Board discussed the need to continue with a plan to improve the Board's governance of itself and the Corporation, and reviewed the proposal of Ms. Bottone of Frameworks for Change. After discussion it was resolved:

24-03-965 *"That the contract proposal from Frameworks for Change be accepted."*

Moved by Mr. Hukezalie
Seconded by Mr. deBortoli

Carried, Mr. Contant opposed.

9. CORRESPONDENCE - None.

10. NEXT MEETING AND ADJOURNMENT

By unanimous consent, the next meeting date was set for December 11, 2024 at 3:00 p.m.



Louis Ucci, Chair

NORDEV GROUP

SEPTEMBER 18, 2024 - HAMPTON INN

PRESENT: LOUIS UCCI, Chair
NORM MANN
MIKE HUKEZALIE
GORDON McCARTHY
PAT ORSER
ROB deBORTOLI
GILBERT CONTANT
FERN HOULE
DR. ANDREW WANNAN

REGRETS: GORDON HALL

OFFICERS: RHONA GUERTIN General Manager
DOUGLAS KEARNS Corporate Secretary

GUESTS MARIELLE BROWN Hotel Manager

1. **CALL TO ORDER** by Chair.

2. **APPROVAL OF AGENDA**

After a brief discussion, it was resolved:

24-03-966 *"That the agenda be accepted as presented."*

Moved by Mr. McCarthy
Seconded by Mr. Contant

Carried.

3. **MINUTES OF MEETING OF MAY 22, 2024**

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

24-03-967 *"That the Minutes of the meeting of May 22, 2024 be approved."*

Moved by Ms. Orser
Seconded by Mr. Houle

Carried.

4. **GENERAL MANAGER'S REPORT**

The General Manager and Ms. Brown reviewed with the Board the written report and addressed questions. The Board was updated on the progress of the Fixed Renovation Cycle Management program and surveys. After full discussion, it was resolved:

24-03-968 *"That the General Manager's Report be accepted as presented."*

Moved by Dr. Wannan
Seconded by Mr. Hukezalie

Carried.

5. **ADJOURNMENT**

By unanimous consent, the meeting was then adjourned.



Louis Ucci, Chair