

**ELLIOT LAKE RETIREMENT LIVING  
NORDEV GROUP**

**Annual Meeting**  
Hampton Inn - February 5, 2025 at 2:00 P.M.

<b>PRESENT:</b>	LOUIS UCCI	Representative of the Community at Large - Chair
	GIL CONTANT	Representative of Community at Large - Vice Chair
	FERN HOULE	Representative of Huron Lodge
	NORMAN MANN	Representative of City of Elliot Lake
	ROB DEBORTOLI	Representative of Community at Large
	MICHAEL HUKENZALIE	Representative of Community at Large
	PAT ORSER	Representative of Tenants
	GORD HALL	Representative of Tenants
<b>REGRETS</b>	GORDON McCARTHY	Representative of Tenants
	Dr. ANDREW WANNAN	Representative of City of Elliot Lake
<b>VACANCY</b>		Representative of Community at Large Representative of Community at Large
<b>OFFICERS:</b>	RHONA GUERTIN	General Manager
	DOUGLAS KEARNS	Corporate Secretary
<b>GUESTS</b>	MARIELLE BROWN	Senior Manager of Sales and Marketing
	JASON KEANE	Senior Manager of Property
	CAROLE AMOND	Executive Assistant
	ROZZALYNN SALISBURY	Manager of Finance

**ELLIOT LAKE RETIREMENT LIVING MEETING**

- 1. CALL TO ORDER:** 2:03 p.m. by Chair.  
The Chair confirmed with the Board that there were no conflicts of interest.
- 2. APPROVAL OF AGENDA**  
After review, it was resolved:  
25-01-976 *"That the agenda be approved as amended."*  
Moved by Mr. Hall  
Seconded by Mr. Houle  
Carried

### **3. ELECTION OF CHAIR, VICE-CHAIR**

Both Mr. Ucci and Mr. Contant having completed the second year of their two year terms as Chair and Vice-Chair, respectively elections were held for both of these positions. The Corporate Secretary called for nominations for the position for Chair, and Mr. Contant was the sole candidate, and acclaimed. The Corporate Secretary called for nominations for the position for Vice-Chair, and Mr. Mann was the sole candidate, and acclaimed.

Mr. Contant assumed the Chair for the meeting.

### **4. 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:

25-01-977 *"That Rhona Guertin be appointed General Manager, and Douglas Kearns be appointed Secretary to the Board for 2025."*

Moved by Mr. Hukezalie  
Seconded by Mr. Ucci

Carried

### **5. MINUTES OF MEETING OF DECEMBER 11, 2024**

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

25-01-978 *"That the Minutes of the meeting of December 11, 2024 be approved as amended."*

Moved by Mr. Hall  
Seconded by Ms. Orser

Carried

### **6. STONE RIDGE**

Ms. Brown reviewed her written report and the financial position of the golf course and business plan for 2025 and after full discussion, it was resolved:

25-01-978 *"That the review of the 2024 performance of Stone Ridge and the 2025 Business Plan be approved."*

Moved by Mr. deBortoli  
Seconded by Mr. Houle

Carried

### **7. 2025 BUSINESS PLAN FOR ELRL**

Ms. Guertin commenced with a general discussion of the Business Plan for 2025 and a review of the performance of the Corporation in 2024. After a general discussion, the following staff members gave presentations on the following topics:

Presenter	Topic
Ms. Salisbury	2024 Finance Review
Ms. Guertin	Human Resources
Ms. Brown	Marketing
Ms. Guertin	Business Development
Mr. Keane	Property and Capital Review
Ms. Guertin	Capital
Ms. Salisbury	2025 Finance
Ms. Guertin and Ms. Salisbury	Working Capital

The Business Plan highlighted that in order to address capital needs, staff was recommending that the investment income and the surplus of funds from the mortgage renewal in March 2025 be made available for capital projects in 2025. It was also recommended that the CMHC mortgage be discharged. After a full discussion of all topics presented, it was resolved:

25-01-979 *"That the Business Plan for the Corporation for 2025 be accepted as presented."*

Moved by: Mr. deBortoli  
Seconded by: Mr. Hall

Carried.

A director moved a motion to set out specific numbers from the Business Plan in a separate resolution, but the motion was not seconded.

The Board discussed that a special meeting would be called shortly to address the particulars of the renewal of the mortgage and to give direction and authority to accomplish same.

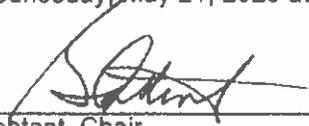
## 8. EXECUTIVE COMMITTEE AND NORDEV

The Board had earlier 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. Mann and Mr. deBortoli.

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

9. **ADJOURNMENT AT 5:10 P.M.**

By unanimous consent, the Elliot Lake Retirement Living meeting was then adjourned, with the date for the next regular meeting set for Wednesday, May 21, 2025 at 3:00 p.m.



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Gilbert Cohtant, Chair

**NORDEV GROUP**

ANNUAL MEETING  
HAMPTON INN  
WEDNESDAY, FEBRUARY 5, 2025

**PRESENT:** GIL CONTANT, Chair  
NORMAN MANN Vice Chair  
LOUIS UCCI, Chair  
PAT ORSER  
MIKE HUKUZALIE  
ROB DEBORTOLI  
GORD HALL

**OFFICERS:** RHONA GUERTIN           General Manager  
DOUGLAS KEARNS           Corporate Secretary

1.    **CALL TO ORDER** by Chair at 5.11.

2.    **APPROVAL OF AGENDA:**       Unanimous consent.

3.    **CHAIR AND VICE CHAIR**

By unanimous consent it was agreed that Mr. Contant be the Chair of NorDev and Mr. Mann 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 2025.

5.    **APPROVAL OF MINUTES OF DECEMBER 11, 2024**

It was resolved:

25-01-980    *"That the Minutes of the meeting held December 11, 2024 be accepted"*

Moved by Mr. Hall  
Seconded by Mr. Ucci

Carried

6.    **2025 NORDEV BUSINESS PLAN AND FINANCIAL STATEMENTS TO DECEMBER 31, 2024**

Ms. Penner reviewed with the Board the performance of NorDev, the 2025 Business Plan and the Financial Statements to December 31, 2024 and after discussion it was resolved:

25-01-981    *"That the Business Plan for 2025 for NorDev and its Financial Statements to December 31, 2024 be accepted as presented."*

Moved by Mr. deBortoli  
Seconded by Mr. Mann

Carried

7. **NORDEV MEETINGS**

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

8. **ADJOURNMENT**

The Chair complemented the staff on their presentations and by unanimous consent, the meeting was adjourned at 5:35.

  
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Gilbert Contant, Chair