

**ELLIOT LAKE RETIREMENT LIVING
NORDEV GROUP**

September 17, 2025 at 4.30 P.M.
Maple Room, Hampton Inn

PRESENT: GILBERT CONTANT Representative of Community at Large - Chair
GORDON HALL Representative of Tenants - Vice Chair
ROB deBORTOLI Representative of Community at Large
MICHAEL HUKEZALIE Representative of Community at Large
DAN McCAMBRIDGE Representative of Community at Large
PAT ORSER Representative of Tenants
DR. ANDREW WANNAN Representative of City of Elliot Lake
FERN HOULE Representative of Huron Lodge
JACQUES RIBOUT Representative of Community at Large

REGRETS: GORDON MCCARTHY Representative of Tenants

VACANCY: Representative of City
Representative of Community at Large

OFFICERS: RHONA GUERTIN General Manager
DOUGLAS KEARNS Corporate Secretary
NORMAN MANN Prospective General Manager

GUESTS MARIELLE BROWN Senior Manager of Sales and Marketing
CAROLE AMOND Executive Assistant

ELLIOT LAKE RETIREMENT LIVING MEETING

1. CALL TO ORDER:

4:30 p.m. by Chair.

The Chair shared everyone's sadness with the passing of former Chair Louis Ucci.

The Chair welcomed Mr. Jacques Ribout as a Representative of the Community at Large.

Mr. Mann was recognized as the prospective General Manager and thanked for his service as a Director. It was remarked that the City would need to appoint a replacement for Norman Mann.

2. DECLARATION OF CONFLICTS OF INTEREST

There were none.

3. APPROVAL OF AGENDA

The Board reviewed the agenda and after discussion, it was resolved:

25-05-1002 *"That the Agenda is approved as presented."*

Moved by Mr. McCambridge
Seconded by Mr. Hall

Carried.

4. MINUTES OF MEETING OF JUNE 3, 2025

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

25-05-1003 *"That the Minutes of the meeting of June 3, 2025 be approved."*

Moved by Dr. Wannan
Seconded by Mr. Houle

Carried.

5. GENERAL MANAGER'S REPORT

Ms. Guertin presented her written report and answered questions from the Board. She reviewed capital projects and the move out statistics, and other aspects of her report.

In the course of her presentation, the Board dealt with the Ontario Government's guideline increase for 2026 which has been set at 2.1%. After discussion, it was resolved:

25-05-1004 *"That the Corporation implement the 2.1% allowable increase for 2026".*

Moved by Mr. Hukezalie
Seconded by Mr. deBortoli

Carried.

The General Manager then continued her report touching on the Community Grant Program and the Quality Assurance Project. After full discussion, it was resolved:

25-05-1005 *"That the General Manager's Report be accepted as presented".*

Moved by Mr. Hall
Seconded by Ms. Orser

Carried.

6. BOARD CORRESPONDENCE

The Board reviewed the request from a member of the press for a copy of the Corporation's Confidentiality Agreement and Undertaking. After full discussion, it was decided that the Corporation would not share this internal document and it was resolved:

25-05-1006 *"That the General Manager advise the member of the press that the Corporation would not be sharing this document with him".*

Moved by Mr. deBortoli
Seconded by Mr. McCambridge

Carried.

7. Discussion of Roger's Arena

A Director asked that the issue of the construction costs of the renovation to the Arena be placed on the Agenda. The Board engaged in a full discussion of this issue, but no resolution was moved.

8. Update from Corporate Secretary on the Mall Collapse Lawsuits

Mr. Kearns updated the Board on reports that he and the General Manager had received from Counsel for ERL and NorDev on these lawsuits which remain unresolved.

9. STONE RIDGE

Ms. Brown reviewed her written report on the successful golf season to date and reviewed membership, tournament play, capital, food and beverage and maintenance. After full discussion, it was resolved:

25-05-1007 *"That the Stone Ridge Report be accepted as presented.*

Moved by Mr. deBortoli
Seconded by Dr. Wannan

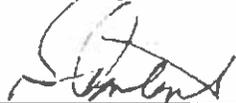
Carried.

10. NEXT MEETING

By consent, the date for the next meeting was set to November 26, 2025 at 4:00 p.m. with a dinner to follow for Directors and their guests at 6:00 p.m. in the Maple Room.

11. ADJOURNMENT

The meeting was then adjourned.



Gilbert Contant, Chair

NORDEV GROUP

SEPTEMBER 17, 2025 - HAMPTON INN

PRESENT: GILBERT CONTANT, Chair
GORDON HALL, Vice Chair
MIKE HUKENZALIE
DR. ANDREW WANNAN
DAN McCAMBRIDGE
PAT ORSER
ROB deBORTOLI
FERN HOULE
JACQUES RIBOUT

REGRETS: GORDON McCARTHY

OFFICERS: RHONA GUERTIN General Manager
DOUGLAS KEARNS Corporate Secretary

GUESTS MARIELLE BROWN Senior Manager of Sales and Marketing

1. **CALL TO ORDER** by Chair at 6:10.

2. **APPROVAL OF AGENDA**

After a brief discussion, it was resolved:

25-05-1008 *"That the agenda be approved."*

Moved by Mr. Hall
Seconded by Mr. McCambridge

Carried.

3. **MINUTES OF MEETING OF JUNE 3, 2025**

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

25-05-1009 *"That the Minutes of the meeting of June 3, 2025 be approved."*

Moved by Mr. deBortoli
Seconded by Ms. Orser

Carried.

4. GENERAL MANAGER'S REPORT

The General Manager and Ms. Brown reviewed with the Board the written report and addressed questions. Of particular note was the ongoing Fixed Renovation Cycle Management program, which requires significant upgrades to be done over the next two years, and occupancy. After full discussion, it was resolved:

25-05-1010 "That the General Manager's Report be accepted as presented."

Moved by Mr. Ribout
Seconded by Mr. Houle

Carried.

5. ADJOURNMENT

By unanimous consent, the meeting was then adjourned.



Gilbert Contant, Chair