

## Protection Island Ratepayers Association

1135 Pirates Lane, Nanaimo, BC V9R 6R1

---

Minutes of the PIRA Annual General Meeting held at Beacon House at 1:00 pm June 26, 2005

President N. Goldsmith in the Chair

46 people attended the meeting. 44 were dues paying members.

**Directors present:** Denise Bonin, Peter Frewin, Neil Goldsmith, Val Hennell, Norm Lowden, Barb Neild, John Routledge, Liam Taylor

**Directors Absent:** Don Corfield

### 1. Opening Remarks:

1.1 Call to order: 1:10 PM June 26, 2005

1.2 President Goldsmith reviewed the agenda, and called for late agenda items.

1.3 Approval of the agenda.

**MOTION:** moved by MacColl and seconded by Bonin

– That the agenda be approved - (Motion Carried)

1.4 Call for special presentations, petitions, or general statements.

NONE

1.5 **President's Report – 2005 - (see appendix 1)**

### 2. Minutes of the Previous PIRA AGM June 27, 2004

2.1 The secretary summarized the minutes of June 27, 2004 which had been previously posted on the Bulletin Boards and on Pro-Isle.

2.2 Motion to approve the Minutes of June 27, 2004.

**MOTION:** moved by Johnston and seconded by Cooling

– That the minutes of June 27, 2004 be approved – (Motion Carried)

### 3. Business Arising from the Previous Directors' Meeting

3.1 Island \$5 levy for annual spring cleanup.

President Goldsmith outlined the history of heavy metal day, and the general process of developing a solution for large cleanup. When the need arose to develop an ongoing solution for large item cleanup the city suggested a levy could be added to user rates via a by-law amendment to satisfy costs of cleanup. Some islanders decided they didn't agree, organized a petition and went door-to-door looking for signatures. The directors felt it would be unwise to proceed with the community so divided. In the latest survey annual cleanup is again an issue for which there is still no solution.

**MOTION:** moved by Routledge, seconded by Hennell

-That the 2004 motion to impose the \$5 levy be rescinded. (Motion Carried)

A discussion of the levy/annual cleanup issue ensued with a number of points made including the following:

-A number of members suggesting that the levy was a reasonable solution that was given sufficient consideration within a legitimate forum and that they would vote against the motion

- The last two surveys define a clear interest in this kind of organized cleanup. How the survey questions were worded was discussed
  - Ideas were suggested as to how payment of such a cleanup might be undertaken.
- It was agreed to move the issue to New Business.

#### 4. Correspondence

- 4.1 Correspondence received since the last AGM has been dealt with at the bi-monthly PIRA Director's meetings.
- 4.2 Resignation of Val Hennell. **MOTION:** Moved by Neild, seconded by Scott -that Val Hennell's resignation be accepted with regret. (Motion Carried)
- 4.3 Port of Nanaimo Harbour News bulletin was received.
- 4.4 Some considerate soul passed the *Center for Conflict Resolution's* course calendar for the upcoming year into the PIRA suggestion box.

#### 5. Annual Reports of Directors

- 5.1 Treasurer's report. Report read by Peter Frewin. **(See Appendix 2)**

**MOTION:** Moved by Pearson and seconded by Hanson – That the Treasurer's Report be accepted as presented. (Motion Carried)

#### 6. Annual Reports of Committees

- 6.1 Survey Committee – Denise Bonin **(See Appendix 3)**
- 6.2 Dock Committee – Barb Neild **(See Appendix 4).**
- 6.3 Parks – Norm Lowden. The Nanaimo Skateboard association donated skateboard equipment which was transported to the basketball court and is now seeing very active use.
- 6.4 Leeshore Initiative – John Routledge **(See Appendix 5).**

**MOTION:** Moved by Taylor and seconded by Karjala– That the reports of the Directors be accepted as presented. (Motion Carried)

- Shannon Taylor led the membership in thanking the departing directors for their heart, and their hard work. Directors whose terms are up and are stepping down are Neil Goldsmith, Don Corfield, and Barbara Neild.

#### 7. Unfinished Business

- 7.1 Georgia Strait Alliance.

**MOTION:** moved by Trudy Chatwin and seconded by MacColl  
 - That PIRA continue membership in the Georgia Strait Alliance. (Motion Carried)

## 8. New Business

- 8.1 Discussion of spring cleanup possibilities ensued including:
- A suggestion that a committee should be struck by islanders to look into how an annual cleanup might be funded and run.
  - Any proposal for spring cleanup should come from the city.
  - A cleanup funded and used just by PIRA members be considered.
  - Various people began to volunteer to join a cleanup committee.

**MOTION:** moved by MacColl seconded by Schloessinger

- That a committee be struck to examine how PIRA members and volunteers might organize a spring cleanup. (Motion Carried)

## 9. Election of Directors (Four to be elected)

- 9.1 Nominations were requested to fill the positions for 4 departing directors: Neil Goldsmith, Don Corfield, Barbara Neild and Val Hennell. Nominations received: - Kathy Wilson, Laurel Karjala, Russ Morgan, Barb LeBrasseur, Ralph Kirby, Brenda Henderson, Michael MacColl, Shannon Taylor, Cathy Pearson.
- 9.2 Nominations closed- Kathy Wilson, Russ Morgan, Barb LeBrasseur and Michael MacColl withdrew. Laurel Karjala, Ralph Kirby, Shannon Taylor, and Cathy Pearson let their names stand.
- 9.2 Call for further nominations. None received
- 9.3 President Goldsmith declared that Laurel Karjala, Ralph Kirby, Cathy Pearson, and Shannon Taylor had been elected by acclamation.

## 10. Announcements

- 10.1 Neil Goldsmith noted that the contraventions act is in effect in BC. An enforcement officer can deliver almost 300 ticketable offences relating to pleasure craft with fines ranging from \$100.00 to \$250.00. Some typical offences include:
- |  |       |
|--|-------|
| -Operating a power-driven vessel without a muffler   | \$100 |
| -Failing to carry pfd's, lifejackets and other safety equipment  | \$200 |
| -Operating a vessel in a careless manner   | \$100 |
| -Failure to operate gas engine blower for less than 4 minutes  | \$100 |
| -Fuelling- knowingly allow leakage of fuel within or from a small vessel   | \$100 |
| -Operating a power-driven pleasure craft less than 4 meters without a Pleasure Craft Operator Card or equivalent | \$250 |
| -Allowing a person less than 16 years to operate a personal watercraft   | \$250 |
| -Speeding  | \$100 |
- 10.2 Norm Lowden announced that the fire department invites new members. Training of volunteers is ongoing, constantly upgrading skills for emergency preparedness, first aid, and fire fighting. The department now has a new truck. In recent competitive events the team placed well against other departments from Vancouver Island.
- 10.3 Announcement of a Directors' Meeting to follow the AGM.

## 11. Adjournment

MOTION: moved by Pearson

- That the meeting be adjourned. Motion Carried. 3:15 PM.

**Appendix 1:****President's Report – 2005**

Welcome to the 2005 Annual General Meeting of the Protection Island Ratepayers Association. As you will hear from the committee reports during the course of this meeting, during the past year, your directors have continued to work to secure improvements for the residents of Protection Island.

The Mud Bay docks have been maintained and upgraded under the guidance of Barb Neild with the assistance of Don Corfield.

The Leeshore Committee under the direction of John Routledge has continued to work on this initiative.

Secretary Liam Taylor has dutifully kept notes, produced minutes and collected correspondence.

Our Treasurer, Peter Frewin, has informed the directors of our financial ups and downs at Directors' Meetings.

Norm Lowden, our Parks representative has continued to liaise with City Staff and recently helped to bring some skateboard equipment to the basketball court.

Denise Bonin and Valerie Hennell, with help of many others, have put in countless hours with compiling, mailing, collecting and collating responses for this year's Community Survey.

My main role this year was to liaise with City Staff regarding the condition of our roads, and I can report that for now at least, the roads are in good condition.

This is my last meeting as President of PIRA and I want to thank our Directors for their support and commitment to the Community through their time and efforts as PIRA Directors. I also want to thank those of you in the Community who support PIRA by becoming members and those who give us feedback on issues in the Community.

With the downtown development proposal along with the other proposed developments along the waterfront, I think the new PIRA board will need to work with the City in order to ensure that Island residents are not forgotten. One of the main issues that will need to be addressed is parking for Island residents who commute by ferry.

So long, Neil Goldsmith

## Appendix 2:

## Protection Island Ratepayers Association

## Annual Financial Report to May 31, 2005

**Cash flows from General Account Activity**

Cash Balance Per Last Annual Report, June 27, 2004	1,400.30	
Cash Received from Membership Dues, 2004	1,070.00	
Cash Received from Membership Dues, 2005	180.00	
Cash Received from Donations	20.00	
<b>Total Revenue</b>		<b>2,670.30</b>
Bank Charges	(-51.82)	
Dues and Subscriptions	(-30.00)	
Director's & Officer's Liability Insurance	(-312.00)	
Licenses & Permits	(-25.00)	
Office Expenses	(-64.55)	
Postage & Delivery	(-323.47)	
Printing & Reproduction	(-253.47)	
Property Tax	(-25.00)	
Miscellaneous	(-0.40)	
<b>Total Expenses</b>		<b>(-1,085.71)</b>
<b>General Account Balance at May 31, 2005</b>		<b>1,584.59</b>

**Cash flows from Dock Account Activity**

Cash Balance Per Last Annual Report, June 27, 2004	1,812.87	
Cash Received from Dock Fees, 2004/05	4,191.67	
Cash Received from Dock Fees, 2005/06	100.00	
Cash Received from Donations	300.00	
<b>Total Revenue</b>		<b>6,404.54</b>
Dock Supplies	(-2,186.03)	
Insurance	(-875.00)	
Director's & Officer's Liability	(-626.00)	
Moorage Fee	(-1,239.06)	
Printing & Reproduction	(-24.28)	
<b>Total Expenses</b>		<b>(-4,950.37)</b>
<b>Dock Account Balance at May 31, 2005</b>		<b>1,454.17</b>

E. &amp; O.E.

Peter W. Frewin, Treasurer

**Appendix 3:****2005 Community Survey Committee Report**

Every three years PIRA conducts a Community Survey and this year we were overwhelmed by the response! Almost double the number of surveys was returned compared to four years ago.

A committee of PIRA directors and residents spent many a dark winter evening sipping mint tea at Valerie's place while designing the questionnaire. These folks were DJ Alperovitz, John Routledge, Janet Estes, Trish Birdsell-Smith, Valerie Hennell and Denise Bonin.

We circulated a draft version in the community and following their suggestions revised and reduced it from 8 pages to 6. We delivered (by mail and by hand) 310 surveys to property owners and 25 to renters.

168 property owners returned their surveys (54%) and 8 renters returned their surveys (32%).

When surveys were returned we called upon several other community members to assist in the tallying of the results. These were Barb Neild, Thora Howell, and Carol Matthews. These folks did a remarkable, but there is still more to do, so I ask you to come forward after this meeting to offer assistance in with job.

Here are some of the highlights:

**Protection Island Ratepayers Association (PIRA)**

Do you support the idea of having a community association? – 97% yes

Are you currently a member of PIRA? – 61% yes

Is the annual fee a barrier to your being a member of PIRA? – 97% no

Currently only ratepayers can be members of PIRA. Would you support PIRA changing its constitution to include both ratepayers and renters? - 44% yes, 56% no

If yes, would you support renters becoming voting or non-voting members on property issues?  
78% non-voting

In addition to the Annual General Meeting, do you think there should be more community discussion events? – 66% yes

**What do you like about Protection Island?**

89%	Rural atmosphere
88%	Parks
87%	Beaches
81%	Peace & Quiet
78%	Sense of community
78%	Quality of life
73%	No vehicle ferry service
87%	Trees and wildlife
85%	Not much traffic
75%	Golf carts legal

**Access to Protection Island**

What access changes would you support and be willing to pay for, if necessary?

49%	Allocated downtown parking
48%	Expanded moorage
39%	All-weather emergency service dock

### **Boats and Moorage**

Are you concerned about human waste discharge from vessels in the Nanaimo Harbour? – 84% yes

### **Parkland / Beaches**

Should existing interior parks remain undeveloped as wildlife habitats? - 95%

### **Protection Island Community Services**

Is parking at 'the Circle' (roundabout) a problem for you? – 82% no

### **City of Nanaimo Services**

Unlike other City of Nanaimo residents, Protection Island residents do not pay user rates for home garbage collection and recycling. If available, I would use and be willing to pay for:

Garbage pick-up	38% Yes	63% No
Recycling	44% Yes	56% No
Annual Spring clean up	86% Yes	14% No

If you want an annual spring-clean up, how should this be financed?

- 48% Voluntary per use
- 47% \$5 annual levy on City of Nanaimo user rates
- 18% Community fund-raiser event

How do you feel about the current level of street lighting?

67% like it as it is

How do you feel about the current amount of signage (for example, dog leash, littering, 'poop and scoop', caution-children playing, speed limit, etc.)

74% like it as it is

### **City of Nanaimo Bylaws**

Protection Island has a hard won special exemption from the burning ban now in force in Nanaimo. Do you support these burn days? – 90% yes

I would be concerned if burn days were reduced or eliminated.– 85% yes

I would support an alternative year-round method of disposing of yard waste (for example, a community chipper). – 61%

### **Community Communications**

Do you read the annual PIRA newsletter mailed to every ratepayer each spring? – 88% yes

Thank you to everyone who helped to create the questionnaire and who took the time to fill out and return one. We are still working on cumulating the many comments and suggestions into a usable format which can guide PIRA's priorities and activities for the next three years.

By Denise Bonin & Valerie Hennell  
26 June 2005

**Appendix 4:**

Mud Bay Dock Report  
 Protection Island Ratepayers Association  
**Annual General Meeting**  
**June 26, 2005**

I am happy to report that the past year has been yet another banner year for the Mud Bay Community Dock.

Physically, among other projects, several new dock sections were constructed and are in place; anchors were added mid-dock; lumber from old dock sections and some of the sections themselves were used to upgrade fingers; with proper burning permits, old unusable combustible material was burned on the beach and garbage is at a minimum.

Financially, we are in the black. Forty-two dock users paid their annual dues of \$100 each, one has paid for the next year in advance and we received \$300 in donations. There are three fixed dock expenses each year (and each inflates annually):

Directors and Officers Insurance	\$ 626.00 paid November, 2004
Port Authority Lease	\$1,239.06 paid December, 2004
Liability Insurance	875.00 due August, 2005

This year we have spent close to \$2000 on dock supplies—and our present account balance is \$1454.17—enough to pay the liability insurance of \$875 and leave \$579.17. Summer only users should be paying pro-rated dues which will add to our funds.

Several successful dock work parties were held this year. There was a good turnout for each and much was accomplished.

The Mud Bay Dock is unique and important to this island. It is the only public community dock providing access and is communally run. Remembering as I do its various incarnations, I am happy that it is currently in the best shape ever and continues to improve yearly. It is heartening to see it in such good working order.

I would respectfully suggest that whoever becomes the next PIRA Director responsible for the Mud Bay Dock Committee also be a Mud Bay Dock user.

Right now and in the year to come, issues such as capacity, increased and/or upgraded fingers and improved kayak docking facilities are priorities and will have to be tackled.

I have enjoyed working on this committee for the past two years. Thank you to everyone who uses the dock for all their help and hard work. Thank you, too, to Don Corfield for his help to me on this committee, to Larry Iwaskow for his skills and vision and to Edward Iwaskow for his positive energy and organizing skills.

Oh, and when I last checked, the only floating arbutus tree I know of was still alive and well and growing!

Respectfully submitted,

Barbara Neild



**Appendix 5:**

## LEESHORE COMMITTEE REPORT

PIRA AGM

26 June 2005

I am going to start with some background on the Leeshore initiative, then update you on our progress over the past year, and finally, propose 3 steps to be taken in the coming year.

Background: The Leeshore initiative provides a solution to important issues facing our community. It addresses the problem of inadequate public access to and from Protection Island and it addresses the threat of high density development on the Leeshore property. The mechanics are as follows. The City buys Leeshore and we pay the City back as we have paid the sewer levy (which is about to end). To reduce the cost, 5 single family lots are subdivided and sold by the City. A public dock is built that provides low bank, all weather, and wheelchair access. Small boat moorage can be funded and built by those needing moorage. Land remaining after subdivision can be used for community purposes.

Last June we had a public meeting on the subject of Leeshore. Later that day, at the PIRA AGM, you approved the next step – taking the proposal to City Council and asking Council to fund an appraisal of the Leeshore property.

At the public meeting we agreed that the Leeshore initiative would be an extended, step by step process. And that PIRA would be reporting back to you and involving you when decisions were required. This is one of those reports and when I get to our plan for the coming year you will hear opportunities for your involvement.

Progress: I am pleased to report that PIRA did make the presentation to City Council and we were well received. Council has agreed to fund the appraisal and also Council has asked City Staff to look into the building of our public dock. Results of the appraisal are expected soon. And with these results we will be able to firm up the cost estimates that were discussed last year. Getting Council onside was a major milestone. It takes us into a new phase of the initiative.

I am proposing 3 steps for the coming year.

1. Update our cost estimates and make this information available to all property owners. This will give you a better idea of what Leeshore might cost you as a tax payer. But remember that it will still be an estimate.
2. Gauge the interest of property owners through a ballot. We propose a mail out ballot to be completed by property owners and returned to the City Clerk. Although not legally

binding, this will enable PIRA and the City to proceed, confident that the majority of property owners support the initiative.

3. Significantly enlarge PIRA's Leeshore committee and begin working on yet to be resolved issues. Issues such as plans for the community land. Will it be a park, a recycling depot, a convenience store, parking for your golf car, a fitness center. All of the above; none of the above. And issues such as how to organize users of the small boat moorage. Should it be the same as Mud Bay, or should it be different?

In summary, the Leeshore initiative seems to be moving from the "good idea" stage to a "let's get practical" stage. Plans and decisions may have to be made that have long term consequences. It is important that these decisions reflect the will of our community. NOW is the time for you to become involved!

---

*End of formal presentation*

---

After the Leeshore presentation a number of questions came from the floor:

Q-When will the appraisal be ready?

A- Best guess is around 2-3 weeks

Q-Will the current Leeshore owners agree to this forthcoming appraisal?

A-Unknown

Q-Will the value appraised factor in any liens or environmental assessments?

A-The appraisal will come through considering the best use of the property. It will be free title. Any cost from any environmental cleanup is unknown.

Q-Who would be responsible for development of the dock?

A-The hope is that the city will pay for a public dock not for tie-up but for landing, unloading and emergency access. Otherwise users of any extended docks for moorage will pay for their operational and construction costs. People not using those facilities shouldn't pay, but there is a community good inherent in creating this public dock, and also in removing the threat of condominium development.

Q-Beyond the land and the public dock will the city fund any other things like community buildings?

A-The city appears open to be considering funding and constructing the dock, otherwise we don't know. Whatever else is considered should be discussed by as broad a base of islanders as possible in the planning stages.

Q-What is the current assessed value of the Leeshore property?

A- Under \$500,000.00, but that will have little bearing on the appraised value.

Q-Have the current owners expressed any interest in selling?

A-Representatives of the Leeshore owners attended meetings where the city discussed funding an appraisal of the property.

A discussion of how to ensure as broad a base of islanders in Leeshore issues as possible followed.