OakBay Residents Association

Annual General Meeting

September 29, 2019

Baxter Ward Community Centre

Meeting Minutes

Introductions

Ron introduced members of the committee to the audience and indicated their roles on the committee.

Mandate, Accomplishments and future objectives.

Lachlan reviewed the Mandate details and indicated it would be posted on the TOBRA website.

Lachlan reviewed the accomplishments made by the committee in its inaugural year,

Website

A website was built with the lead by Jim Bodnaruk to keep residents informed on the activities of the committee. The website will be enhanced as time goes on. Residents were encouraged to visit the website for updates.  It was reminded to all the website is TOBRA.BLOG. Resident asked the upcoming meeting minutes with OBD be posted on the website.

Propane

Lachlan reviewed the process of soliciting rates for the development with the assistance of First Service Property Management (Villas Property Management Company). As a result of this cooperative effort the seasonal locked in rate was reduced by 5 cents per litre. Residents were reminded they were under no obligation to enter in to an agreement with the recommended supplier (Sparlings Propane) and could source out their own supplier.

OakBay Development Communications

Despite numerous attempts at communicating with OBD there has been no response back to the committee from OBD. The committee will continue to promote communications in hope to enhance the relationship with the developer.

Note\* a scheduled meeting with OBD principals and Township officials has been scheduled for October 11th with various members of the committee to attend.

Township meetings

The committee has had several meetings with municipal\district officials to gather information regarding our development.

Meetings taken place with the Director of Planning, ByLaw Enforcement, Mayor and some councillors (Bochek\Wianko\Douglas) and positive feedback resulted on information gathering.

AED (Automated External Defibrillator)

Efforts were made by resident Bruce Havelin to have an exterior access point, and hydro, for an AED to be placed near the Clubhouse. To date no response from OBD regarding this request. An ongoing effort will be made for this community enhancement.

Dog Park

The municipality reached out to the Committee for comment on a potential leash free dog park for the area. The committee was ok with the proposal on the provision the municipality funds and monitors the park.

Library Relocation

The municipality is looking to relocate the Library from its current location (beside the municipal office). They would prepare correspondence to the committee for posting on the TOBRA website. No correspondence has been received to date.

Ron introduced Mayor Peter Kotier and invited him to bring greetings on behalf of the municipality.

Mayor Kotier thank the committee\residents for inviting him to attend. He acknowledged the aboriginal communities in the area and indicated we are part of the Biosphere site. He indicated he is working on our behalf to improve communications between our group and OBD. He has set up a meeting on October 11th to facilitate discussion to improve communication.

Pool Membership

Randy Adamkowski led the discussion on this item.

it was noted that community amenities have been progressively built out in the community and currently include: Golf clubhouse, Pool, partially completed Marina/Trail system.

The residents, while generally in agreement that progress is being made towards the vision of Oak Bay, voiced frustrationand disappointment that many years after buying into the Oak Bay concept their full enjoyment of the community is impeded because certain amenities are yet to be built including a club house with work out facilities and common rooms, and tennis courts.

Specifically with respect to the Pool contract proposed many residents made comments that highlighted the confusion caused by inconsistencies between the proposed Pool Membership contract, the subsequent clarifying comments from OBD and the existing documentation of property owners and their condominium corporations and their individual understanding of the oak Bay vision.  In particular there needs to be clarity about whether the pool (including change rooms, refreshment stand and surroundings) are part of the businesses of Oak Bay (i.e. OB Golf and Marina) or part of the amenities that are to be provided exclusively to Oak Bay residents through The Oak Bay Club.  The Oak Bay Club amenities are imbedded in individual purchase agreements, condominium declarations and continue to form part of the marketing material used for new home sales at Oak Bay.

Urgent issues: January 1st 2020 is the deadline for payment of pool membership fees. The committee is aware of this urgency and following up on previous communication attempts is now scheduled to meet with OBD with the primary focus ofimproving communication between them and the residents.  At the same time the Oak Bay Residents Associationrepresentatives in attendance hope to attain the needed clarity on the above noted issues.  As the meeting evolves they will also seek to follow up on previous requests made of OBD for clarification on fee structure and the method of collecting fees.

Should the need arise for assistance from legal advisors a show of hands vote was taken and the vast majority in attendance agreed to reimburse or otherwise provide funds to pursue this issue if there is unsatisfactory response from OBD.

Future Actions: in addition to the above noted negotiation of the current pool or amenities contract with OBD, Oak Bay Residents Association representatives will look to negotiatecontinuing disclosure of costs and fees related to the pool, and by extension for other amenities as they are brought on board, proposed access restrictions, and exclusive use issues.  We need to be more proactive than in the past and get in front of these matters so that our opinions and needs and entitlements have a better  chance of being incorporated into the plans of OBD as they roll out more amenities.  Success in negotiating a better pool contract will only be our starting point for better relations with OBD.

Mayor Kotier was questioned and comments given that the municipality has a role and an obligation to ensure the developer holds their end of the development by building amenities in a timely manner. Mayor Kotier indicated that council is not a court of law and as long as OBD fulfills the obligations of development agreements they are limited in what council can do. Council has given OBD a one year extension to starting construction on the marina villas and also is keeping the requirement of having OBD build a second road access point in to the development.

Nomination for the general membership position.

Bill Kent organized the election process. Bill asked all in attendance for nominations for the position.

Two residents ran for the position: Ron Otsuki and Ted McCarron. Ron was the successful candidate and will serve the committee for the next three year term.

Ron Otsuki made closing remarks to the residents.

Meeting adjourned.