**Minutes of October 11, 2019**

On October 11, 2019 elected representatives of the Oak Bay Residents’ Association (OBRA) (Ron Otsuki, Patti Elliott-Spencer, Lachlan Pride and Randy Adamkowski) met with Mayor Koetsier and staff from the Township of Georgian Bay, and representatives of the ownership group of Oak Bay Developments (OBD) (Joey Genova, Gerrard Borean, Alex Pizzimenti, Romas Kartavicius) and OBD management staff. The meeting was arranged by the Mayor Peter Koetsier’s office and held at the Georgian Bay Township offices.

**The following summary statements have been approved:**

The purpose of the meeting was to establish why there was a disconnect between the residents and the developers.

* *Collectively it was agreed that communication between OBD, OBRA and residents has been poor for some time.*
* The breakdown was most notable after the initial first meeting of the OBRA, as it was difficult for the OBD to understand why Joey had been turned away at the door to attend that initial meeting.
* The lack of communication about pool openings, general happenings and construction timelines had resulted in significant frustration, poor morale of Oak Bay residents, as well as the development of rumors in the community.

**Mayor Koetsier has observed these circumstances and arranged this meeting with the goal of opening communication between residents and the developer.**

**Outcomes**

1. The OBRA representatives unanimously left the meeting with the belief that all the participants had been respectful and genuine in their communications and progress had been made in establishing a rapport with OBD and in opening communications lines. Through this open communication, current and future issues may be discussed and resolved on a timely basis.
2. Both OBRA and OBD discussed the common ground between the residents and the developer such as: achieving the vision of Oak Bay improves the profits the owners may achieve while also enhancing the quality of life and improving the value of the real estate investment of the residents.
3. All four owners of OBD noted they have plans to build a residence for themselves in Oak Bay, and as such their interests are very much aligned with those of OBRA.
4. Establishing open communication was our primary goal for this meeting and OBRA representatives are satisfied this goal was achieved.
5. OBD agreed and committed to improving the lines of communication. Joey Genova ([genova.home@gmail.com](mailto:genova.home@gmail.com)) was established as the primary contact for OBD, with Alex Pizzimenti acting as backup. Dennis and Fernando will continue to be the contact points for construction matters. Joey also stated that he is open to receiving calls or emails from anyone in the community at any time.
6. For matters specifically related to OBRA the representatives have named Lachlan Pride as our contact person.
7. OBRA representatives have invited Joey or his OBD representative to attend any regular OBRA meetings and will provide Joey with dates and agendas as they become known.
8. OBD confirmed they are fully committed to the build out of the Oak Bay community consistent with the vision in their marketing brochures. In the short term, they are committed to resolving the current formal objection made by a resident from the area to the next phase of development (Marina Townhouses) and they are confident the objection will be dismissed.
9. The Marina townhouses will be built and then the balance of the Marina shore facilities including the amenities (clubhouse, tennis and pickle ball facilities) will be completed.

**While the primary goal of the meeting was to establish communication, time allowed the parties to begin discussion on specific items.**

**1. Pool Fee or Membership**

* As the pool fee is to commence in January 2020, resolving misunderstandings on items contained in the membership agreement is an urgent matter. OBD described the principles used to calculate the fee they propose for 2020. They considered the number of current households, the operating and maintenance costs of the pool and the capital expenditures.
* OBD are sensitive to how this fee will evolve in future and understand that the amenities provided needs to be proportionate to the number of households delivered. For example, future pools will be added only as more households are delivered.
* The total costs of operating all these pools will be spread over a larger number of households so that the fee per household will continue to be reasonable.
* OBD made their best efforts to complete the first pool during the 2019 season so that the residents could use the pool for the 2019 season. They were delayed and equally frustrated in meeting that goal but are now proud that the pool and related facilities are of a high standard and were available for a short period in 2019, .
* OBD also acknowledged that they are new to the business of providing amenities and have limited previous experience managing entertainment facilities. The pool posed some conceptual difficulties for them as this facility is a hybrid of other comparable amenities: while it is clearly an amenity for the residents of our community it is built on land owned by the Golf course and the change rooms are built inside the Golf course clubhouse. They are confident that they have struck the correct balance in establishing the fee, taking all this into account.
* Regarding the actual fee, OBD is a private corporation and the financial records of a private corporation are not available for review. However, OBD did commit to be as open and transparent as possible as to how the fee was calculated, to show that it is reasonable. They also agreed to benchmarking with other similar communities with social fees and amenities to determine if the proposed fees are reasonable.
* The issue of OBD being able to close the pool at their discretion was discussed. OBD noted that they have only had one such event, that they do not expect that this would be a regular occurrence and therefore they do not see this as a critical issue. They accepted our comments about this matter and left the door open to further discussion.
* OBD has no objection to blanket contracts with the condominium corporations within Oak Bay for amenities including the pool and acknowledge that blanket agreements could have advantages for all concerned. This is what was expected by OBD. As the current townhomes are freehold, each residence will have to pay the per unit social fee directly to the club.
* OBRA raised the issue of a monthly versus a yearly pool fee and that the quarterly payment option provided was significantly higher than the yearly membership. OBRA representatives noted that this payment was due at the same time as golf membership fees and placed a significant burden on residents immediately following Christmas. The OBD owners stated that they are reviewing this and more than willing to looking at other options to spread payments out. This also is an item for further discussion between OBRA and OBD.

2. **Community Support**

* OBRA representatives found it insightful to hear that OBD felt isolated and unsupported at the September 3, 2019 township public meeting discussing the area resident objection to the development. OBD perceived that the objector had the support of residents from Oak Bay in the audience. OBRA participants in the meeting that had also attended the September 3rd meeting assured them that there was support for their plans from within our community. When asked how this support could be made clearer to them, they suggested that a letter from OBRA representative group would help in future. OBRA agreed to watch for future opportunities to be supportive.
* OBRA also took the opportunity to inquire about the adequacy of parking and snow removal/storage for phases to be built in future. OBD have complied with all requests by the Township to address such issues and have asked for no variances from the approved plans submitted to the Township.

3. **Communication of Meeting Discussions**

* All participants agreed that any communications about meetings between OBRA and OBD including posts on TOBRA website, will be reviewed and mutually approved by both OBRA and OBD to ensure that information is accurate and clear. This is essential to build a trusting relationship between OBD and OBRA.
* Mayor Koetsier concluded the meeting by again thanking Oak Bay residents for their participation and the leadership sponsorships of OBD and Eden Oak in support of the Mayors Honey Festival.
* Everyone agreed that Oak Bay is a special place in a unique identified world. Oak Bay Golf Course takes their commitment to the environment seriously and was just awarded the first Bee City Golf Course in **Canada.**
* Collectively we all agreed that we live in an UNESCO Biosphere Reserve and that we are noted on a world stage as being a part of the lands that surround the world’s largest freshwater archipelago in the world. Our commitment as residents and developers should always include the environment first, and that our community includes great assets like the Georgian Bay Biosphere Reserve’s “Amazing Place” (the School House Trail).
* Staff at the Township and the Marketing Team for Eden Oak will work together to tell good news stories of Oak Bay, including the relationship to GBBR and the community as a whole.
* There are many more conversations that will be had through the promotion of Oak Bay and our community that can make all of us proud to be a part of this development.

Respectfully submitted,

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Signed off by

Joey Genova

OBD Development