

Board of Management for the District of Parry Sound West (Belvedere Heights)
Regular “Public” Meeting
Wednesday, February 24, 2021
Via Zoom

Voting Directors Present: Paul Borneman
Don Carmichael
Art Coles, Vice Chair
Lynn Gregory, Chair
Ted Knight
Doug McCann
Cheryl Ward, Secretary/Treasurer

Voting Director Regrets:

Staff Attending: Kami Johnson, Administrator

Specially Invited: Glenn Dekker, Life Lease
Jim Hanna, West Parry Sound Health Centre
Nicole Murphy, West Parry Sound Health Centre
Donald Sanderson, West Parry Sound Health Centre
Heidi Stephenson, West Parry Sound Health Centre
Linda Taylor, Community Support Services

1.0 Call to Order: The Board Chair called the meeting to order at 9:01 am.

2.0 Confirmation of Quorum: A quorum was achieved.

3.0 Conflict of Interest: No conflicts of interest were declared.

4.0 Approval of Agenda:

Be it resolved that the Board accepted the agenda as presented.

5.0 Approval of Minutes:

#BH-15/21

Moved by A. Coles, seconded by C. Ward that be it resolved that the following minutes be approved:
Special Public Meeting held January 27, 2021;
Regular Public Meeting held January 27, 2021; and
In-Camera Meeting held January 27, 2021.

Carried.

6.0 Ancillary Reports

6.1 Life Lease

A life lease report provided by G. Dekker was included in the agenda package.

Highlights provided by G. Dekker were as follows:

- The common rooms are closed due to the Provincial Order.
- A flood occurred in one of the units. The resident paid for the repairs.
- Unit #205 was sold.

6.2 Community Support Services

A Community Support Services report by L. Taylor was included in the agenda package.

Highlights were as follows:

- It was reported that it was hoped that CSS could store a freezer at the Archipelago Chambers of Commerce. An agreement with the Township of the Archipelago will have to be drafted.
- A lengthy discussion took place regarding the purchase of a new van for CSS. Three quotes were obtained as follows:
 - \$62,754.07 from Move Mobility;
 - \$63,000 from Creative Carriage;
 - \$55,000 from Silver Cross.

#B-16/21

Moved by D. McCann, seconded by A. Coles that the Board of Management authorizes the purchase of a new van for Community Support Services.

Carried.

G. Dekker and L. Taylor exited the meeting.

7.0 Committee Reports

7.1 Insurance Presentation

Christopher Greer from _____ Insurance gave a brief presentation regarding the current insurance market.

Highlights were as follows:

- An increase of premiums across all sectors, prior to COVID-19, was due to the shrinking capacity of markets; an increase in catastrophic losses around the world; and low interest rates.
- A standard benchmark for senior insurance has been implemented which has resulted in an increase on liability for Belvedere Heights.
- Directors and officers are operating at a higher budget.
- It was noted that insurance companies are not accepting any new senior living clients.

7.2 Finance Committee

WPSHC COO reviewed highlights from the Finance Committee meeting held on February 22, 2021.

It was noted that the system is now presenting data on the accrual basis not a cash basis which is extremely helpful moving forward. However, comparing previous years with current data will be difficult for this fiscal year.

The following motions were missed in error and will be place on the March agenda:

1. MOTION:

The on the recommendation of the Finance Committee, the Board of Management approves the operating expenses in the amount of \$719,213.41; Life Leases in the amount of \$17,414.70; and Community Support Services in the amount of \$47,720.81 for the month of January 2021.

2. MOTION:

That on the recommendation of the Finance Committee, the Board approves the financial statements for January 2021.

3. MOTION:

That the minutes of the Finance Committee dated February 22, 2021, be received.

7.3 Governance Committee – no report/no meeting was held.

#BH-17/21

Moved by T. Knight, seconded by D. McCann that on the recommendation of Kathy O’Brien of DDO Health Law, the following revisions be made to the Board of Management for the District of Parry Sound West (Belvedere Heights) Constitution & By-Law (2011):

- Changing “criminal offence” to “indictable offence”.
- Reiterating the qualifications of directors as set out in the Act.
- Adding in Municipal Act restrictions about borrowing etc.
- Removing the requirement that 2/3 of the directors approve by-law changes and the Minister approve the changes.

Carried.

The Administrator will advise Ms. O’Brien of the above resolution.

Referred to K. Johnson

8.0 Reports

8.1 Board Chair Report

No report was given.

8.2 Administrator’s Report

K. Johnson provided a report on the happenings at Belvedere Heights. Highlights were as follows:

- On March 8, 2021, residents will receive their 2nd dose of the vaccine.
- On March 2, 2021, staff and essential visitors will received their 1st dose of the vaccine.
- Rapid antigen testing has commenced. It is working well.
- It was questioned whether a press release regarding the vaccines should be released. This issue was referred to J. Hanna.
- No date has been set yet for Life Lease residents to receive their 1st dose of the vaccine.

9.0 Correspondence – none.

10.0 In-Camera

K. Johnson, D. Sanderson, H. Stephenson, J. Hanna, and N. Murphy remained for the in-camera session.

#BH-18/21

Moved by A. Coles seconded by D. McCann that the meeting move in-camera –10:04 a.m.
Carried.

1. A personnel matter was discussed.

T. MacKenzie the Chief Administrator Officer of DSSAB joined the in-camera session.

2. A property related discussion took place.

#BH-19/21

Moved by T. Knight seconded by C. Ward that the meeting move ex-camera – 11:22 a.m.
Carried.

11.0 Conclusion of Meeting:

#B-20/21

Moved by D. McCann seconded by P. Borneman that there being no further business to conduct, the meeting concluded at 11:24 a.m.
Carried.

Lynne Gregory, Chair

/nm