



## THE OJIBWAY HISTORICAL PRESERVATION SOCIETY

### MINUTES OF THE MEMBERS & BOARD OF DIRECTORS MEETING IN THE LOUNGE AT THE OJIBWAY *August 5, 2019*

#### **Members and Directors on the call:**

Bill Watts (President), Sean Clarke, Leslie Taylor, Sam Skuce, Jenni McIsaac, Bob Kilgour, Martha Hall Findlay, Nancy Lang

Members absent: Terry Clark, Celia Milne

#### **Welcome**

Bill Watts, President, called the meeting to order at 11:10 pm EST and Nancy Lang Recorded the Minutes. A quorum of both Members and Directors was present, and the meeting, having been duly convened, was ready to proceed with business.

Bill thanked everyone for attending.  
(Bob made a motion to approve the welcome. Seconded by all!)

#### **Approval of the Minutes of the July 9, 2019 Board Meeting**

**MOTION to approve the Minutes of July 9, 2019 meeting (Bob). Seconded (Sean). PASSED.**

#### **1. Gift Shop Project.**

Bill has issued **purchase orders** to North Shore Barge (demo and blasting), to Rolar (construction), to IWS Wood Products (trusses & roof deck), and to JFM Electrical.

The **floor** of the gift shop will be raised by 14 inches. This will increase the cost of construction, but reduce the cost of blasting, so adjusting the floor to deal with higher water levels will not change overall cost. *'It's a wash.'*

The **roof**: The Ojibway Club is now replacing shingle roofs with metal, given their long life and durability. ERA has recommended a grey matt finish for the Ojibway roofs, and that has been chosen to be standard for the property. A metal roof would cost \$5K more for the Gift Shop.

Martha raised the issue that as we are responsible for the historical elements, a shingle roof, not metal, is more consistent with our mission. The gift shop is highly visible and should have a roof that matches that of the Grocery Store. Bill felt we should do our best to work with the club, and that we have room to work with modern materials, especially ones recommended by ERA. Given that a metal roof would cost more, Leslie was concerned that if we were to agree to this, it would set a precedent of bowing to the Club wishes. Jenni added that the Gift Shop design was presented to our prospective donors with a shingle roof, and it would be wrong to change the design after they have donated.

Sean offered to draft a letter which detailed our reasons for sticking with the shingle roof and email it to the Ojibway Club board members Greg Cooper and Steve Ramsey.

To save on cost, the **interior** trusses will now be simpler. They will be also be visible on the outside so a cedar soffit will be eliminated. Updated renderings of the trusses to come.

The **budget** for the construction of the Gift Shop now stands at \$415K, which is \$50K over the original budget. We can cover this gap with our reserves, but need additional fundraising to maintain reserves.

**Construction Schedule:** Demolition begins September 3<sup>rd</sup>, then blasting, the concrete floor will be poured, walls, roof and trusses will be up before winter. The plumbing and electrical will be installed in the spring.

## 2. Gift Shop Campaign – Jenni Mclsaac

There are 2 ways to address the 50K over-budget.

Check with the suppliers on their costs, and ask if they are willing to make in-kind donations. Supplier Principals can receive a tax receipt for a donation.

On the fundraising side, we should avoid a broad ask again (warm calls to 40 to 50 people who donated) and ask/target 7 -10 prospective donors. Jenni suggested some names and asked board members to volunteer to make approaches to those they know. She will assign names to the rest of us. Names of donors in the \$5K to \$10K category and \$1K to \$3K category were discussed.

Leslie wanted to better understand the American donation process. The donors are batched, and their donations are sent to Sue. Sue sends these scans to Leslie, without addresses, just with receipts. Jenni has received the donor list from Sue and the amount given. Bob will follow up with Sue to smooth the process.

Bob mentioned that Bill Culp had not received his receipts and wanted to know what his donation was in Canadian dollars, and what fee was paid for processing his donation?

### **Jim Lorriman Bowls**

Bill recently sold a bowl for \$400, half of which went to the Gift Shop Fund. Jenni cautioned that may send a bad signal to the higher donors who get nothing in return. It should be clear that this is a personal initiative, and very generous one, of Jim Lorriman, and is not an OHPS fundraising initiative.

## **3. Pinewood**

**Budget:** The Minsons have seen the budget and are comfortable with it. They met with Bill, Bob and Terry on the site. It is important to respect their privacy, but the word is out. They will loan funds to the Club for the furniture. Stacey Sharpe is overseeing the interior design for a fee. She will be working with Ros. A floating dock will be included. Options include steel tube and plastic floating dock.

### **1. Purchase Orders**

North Shore Barge: Tree removal, bush clearing and chipper will be done by North Shore Barge in August prior to Ballentine starting in September.

John Hamalainen – Electrical Engineer will assess the load on the property and also provide design modifications to the main panel which is currently full.

JFM Electrical – Will install a 700 ft. cable, which alone costs \$12K. He will also assess the electrical load for the entire Ojibway Facility.

Ballentine: David has given fixed prices, all in, except for allowances for foundation, plumbing, electrical and fixtures. He has asked for a 10% deposit.

## **4. Ojibway as a Community Center**

The Ojibway Club revenues: 50% is from memberships, 50% is from pay as you play and shoppers. The Club members derive a huge benefit from being able to use these heritage buildings, for which we have raised millions over the years to restore. But we have to recognize that the Club is responsible for ongoing maintenance costs.

Martha mentioned that the sign on dock previously said ‘Members and Shoppers Welcome’ but has been changed to say ‘Everyone Welcome’.

Bill said the 'Old Guard regard it as a club', and reminded us that the new councilors regard the Ojibway as a Community Centre. We are fortunate that the practice has been for Township Council to annually agree that building permit fees and property taxes waived.

To encourage better communication, understanding of our distinct responsibilities and shared goals, it was suggested that the boards from the Ojibway Club and the OHPS meet once a year.

5. **Financial Report** – Bob Kilgour. Remains as before. Nothing new to report.

6. **Historical Gazebo** – Sam Skuce.

Sam is working on a drawing which will enable a cost estimate.

7. **Boathouse Restoration** – Gail Regan (guest)

Gail brought to the attention of the board that there was in the past a Boathouse on the Ojibway Island. Gail brought with her the enthusiasm for restoring the Boathouse as a place for sailors to gather and as a place to conduct classes in sailing for young sailors and new sailors.

Gail also brought with her the pledge to donate substantial funds to support the restoration of a Boathouse.

Bill thanked Gail and agreed to investigate this further.

8. The meeting was adjourned 12:50