



**THE OJIBWAY
HISTORICAL PRESERVATION SOCIETY**

**MINUTES OF THE ANNUAL COMMUNITY MEETING
HELD ON AUGUST 15, 2020**

**10:30 AM
HELD OUTDOORS WITH SOCIAL DISTANCING DUE TO COVID-19
SOCCER PITCH, OJIBWAY ISLAND**

Members and Directors Present:

Bill Watts (Chair of the Board, President of the Corporation), Nancy Lang (Historical Archives & Website), Martha Hall Findlay (Legal & Governance), Bob Kilgour (Treasurer, Finance), Celia Milne (Secretary & Communications), Sam Skuce (Building & Grounds).

Members and Directors excused: Jenni McIsaac (Fundraising), Sean Clarke (Vice President), Leslie Taylor (Community Outreach).

1. Welcome community members

Bill Watts called the meeting to order at 10:30 am and Secretary Celia Milne recorded the Minutes. A quorum of Directors was present, and the meeting, having been duly convened, was ready to proceed with business.

Bill welcomed community members and provided a brief background on the origins of the Ojibway Historical Preservation Society, the Ojibway Island and his own family history. The Ojibway Hotel was established in 1906 by Hamilton Davis. Bill's great-grandfather Colonel George Willie Watts bought island 49A in 1906. George Willie and his family stayed at the Ojibway and did not build on the island. In 1952, Bill spent his first summer in a tent with his family and his father subsequently built the family's cottage buildings.

Bill's connection to the Club's history is deeply felt. Working alone on the 3rd floor of the hotel in the past few years cleaning and organizing, he has felt the presence of his great grandfather more than ever. And spending a little time alone in the restored Pinewood cottage, he felt the presence of Hamilton Davis.

2. Approval of the minutes of the July 13, 2019 Annual Public Meeting

The Minutes of the last Annual General Meeting, held on July 13, 2019, distributed through the Constant Contact Notice to all members of the Ojibway community, as well as posted on the OHPS website, were moved for approval by Keith Milne and seconded by Doug Bryce. CARRIED

3. Background: Purpose of the Ojibway Historical Preservation Society – Bill Watts

Bill briefly described the mandate and mission of OHPS: to preserve and protect the Heritage Buildings and Facilities of the Ojibway. The OHPS is empowered to solicit donations for the major restoration of the Heritage Buildings and Facilities and to issue official tax receipts for those donations.

The 19 buildings of The Ojibway are described in The Architectural Heritage Report written by ERA Architects in March 2001. That year The Township of the Archipelago passed a By-Law recognizing the Ojibway Facilities as qualifying for Heritage status under the Ontario Heritage Act. OHPS further signed a 99-year lease with the Ojibway Club to carry out this mandate. The Ojibway Club operates and maintains all facilities.

Bill outlined the impact of the OHPS on the Ojibway Club:

- The formation of the OHPS and the efforts since 2001 have rescued the buildings from either falling down or burning down as did most other wooden hotels in Canada of the day.
- The proper and complete investment that have been made are long term and at least for about 20 years each investment results in reduced maintenance costs
- The investments made will allow The Ojibway to be there for generations ahead.
- The investments made have permitted the Ojibway Club to expand programs and services.
- The investments made have permitted the property to continue as the beating heart of the Pointe au Baril community and to effectively function as a “Community Center”.

4. Financial Report – Bob Kilgour

Bob Kilgour provided a brief financial report. He reported that, with the re-construction of both the Gift Shop and Pinewood, it was a busy year. He thanked Bill Watts for diligently managing invoices. When all was said and done, the Corporation is solvent with money in the bank. The money is now in the buildings. The main cost is preparing the financial statements. The Auditor’s Statements are qualified, which is typical for our type of small corporation.

4.1 Motion to approve Dec. 31, 2019 audited financial statements

Doug Bryce moved the approval of the Financial Statements and Auditor’s Report of the Ojibway Historical Preservation Society for the year ended Dec. 31, 2019. Seconded by Susan Armitage. CARRIED.

4.2 Motion to approve the appointment of Akler Browning LLP as auditors for 2020

Bob Kilgour moved the appointment of Akler Browning LLP as Auditors of the Ojibway Historical Preservation Society for the year ending Dec. 31, 2020. Seconded by Lloyd Posno. CARRIED.

5. Historical relevance of OHPS – Bill Watts and Nancy Lang

The OHPS is entering its third decade of existence. Bill outlined achievements to date, thanks to

many dedicated volunteers.

OHPS 1st Decade

Hotel - foundation, main and 2nd floor refit, sprinklers, plumbing, wiring, propane fireplaces

Fire Pump Building – at the dock with diesel pump for sprinklers, roof deluge and fire hoses.

Utility Building – new power supply, water treatment and maintenance room

Cottages – foundations, roofing, siding, plumbing, wiring, fire protection, propane fireplaces

Laundry Building - rebuild

Movie Hut – foundation, structure reinforcement, washroom, roof

Septic – major rebuild

Docks - new posts, beams and first steel floating docks

OHPS 2nd Decade

Website – dedicated to OHPS

Walking Trails

Basswood - full restoration

Heritage Bedroom – on the hotel 2nd floor and decorated with period furniture and historical posters

Four Tear Downs and Rebuild to same footprint and style

Back Swim Pavilion - complete with washroom

Grocery Store - complete with washroom, and dock in front rebuilt

Gift Shop

Pinewood – torn down in 1990's, built around the original fireplace

Bill introduced Nancy Lang, highlighting her passion for accumulating stories from the past. Nancy thanked Bill for the superb job he has done in managing construction projects given the difficult circumstances posed by Covid-19. She reported that work is in underway to update the Ojibway Historical Preservation Society website, to make it more interactive, and increase the depth of stories about the Ojibway's history.

6. Gift Shop Project – Bill Watts and Sam Skuce

The restoration of the old Gift Shop was completed early in the summer of 2020.

Planning for this project actually commenced in 2017 under the leadership of Doug Bryce, so this project has been 3 years coming to fruition. Thank you Doug Bryce.

Special thanks are due to:

- OHPS Board specifically Jenni McIsaac and her team for fundraising
- OHPS Supporters numbering 100+ whose generous donations made the new Gift Shop possible
- Ian Cooke & Watt International who developed the original concept as well as the interior fit out
- Peter Ortved & CS&P Architects for all the building design
- Chris Cucco for the structural engineering design
- Rolar Construction who did an excellent job over 10 months getting it built
- Ian Whittington of IWS Wood Products, Manitoulin Island for the beautiful fabricated roof structure
- Tom Todd of North Shore Barge for the demolition, blasting and site work
- Jamie McIntyre for the Electrical service, and lighting

- Scott Sheard and Earl Manners who supported the function of Ojibway as a community center and voted at the Township to waive building permit fees and dumping fees.

Bill congratulated the community for undertaking this important initiative in the continuing restoration of the Ojibway. Any project like this requires a large community to support it, and the Gift Shop will stand for generations to come as a testament to this.

Also thanks to:

- Dave Austin, Ojibway Director who took the new building and put into immediate operation.
- John Siddall & Ojibway Staff who improvised inside for this season. The lighting, counters, additional display walls and storage cubbies as well as sink and counters for coffee and ice cream service have now been received and the final fitting out will take place after Labor Day.
- Steve Ramsay – Ojibway Director who managed repairs to the dock in front damaged by the high water. The dock there is essential to the Gift Shop operation.

7. Pinewood – Bill Watts and Sam Skuce

The restoration of Pinewood cottage was also completed early in the summer of 2020. It was restored to the same footprint as the original (which was torn down in the 1990's) and with the dormers and fireplace, screen porch and 3 bedrooms of the original.

Special thanks are due to:

- Terry Clarke of OHPS and John O'Connell of Ojibway Club for the agreement with the donor
- Scott Weir of ERA Architects for research into the original Pinewood
- Lyndsey Sneddon of ERA Architects for all the building design
- Ballentine Construction for a quality job over 10 months to build it
- John Hamalainen, Electrical Engineer for electrical capacity assessment and design to accommodate Pinewood
- Tom Todd of North Shore Barge for the excavation and site work
- Jamie McIntyre for the all the Pinewood electrical and upgrade of the Ojibway Electric Service
- Chris Hodgson for the dock built and installed for Pinewood.
- Christine Maw and Stacey Sharpe for interior design and furnishing
- Greg Cooper for cooperation on the many elements where OHPS and The Ojibway Club interface.
- Scott Sheard and Earl Manners who supported the function of Ojibway as a community center and voted at the Township to waive building permit fees and dumping fees.

The Ojibway Club has already benefitted from four weeks of rentals at Pinewood. Bill has spoken to those who have rented Pinewood (including the donors) and they indicate they are “over the moon” about the result. Ted Kernaghan stayed in the Pinewood as a young person and when he visited the new Pinewood, he recalled many of the features that have been recreated. He believes it conforms very closely with the original.

Bill expressed the hope that more community members will get to see the inside of the restored Pinewood cottage.

8. Board actions in the last year

Doug Bryce moved that it be resolved that all acts and proceedings done by the Directors of the Ojibway Historical Preservation Society since the last Annual General Meeting be and the same hereby are ratified, confirmed and adopted. Seconded by David Austin. All in favor. CARRIED.

9. Other Projects for Future Consideration

Bill reported that for the third decade of OHPS, several projects have been identified but not started.

9.1. Boathouse project

Hamilton Davis the Entrepreneur/Owner/Builder of the Ojibway used his Skiff (under sail) to retrieve the mail, small goods and some Guests from the mainland.

The Ojibway had the Desmasdons Boathouse on the north side for outfitting and fixing boats.

And at the south side (back side) there were at least two versions of boathouses that provided cover for the Ojibway Royaleze as well as landing and cover for sailboats.

Gail Regan and her family have supported sailing at Ojibway and with PABIA for 50 years and has always seen the need for a boathouse and sailing classroom. The restoration of the Ojibway boathouse is proposed to sit on the site about 100 feet west of the swim pavilion/washroom.

The building will store sailboats, masts and sailboat hardware in the winter, which will extend the life of the Ojibway Club's sailboats. In the summer the boathouse will function as a classroom for sailing instruction for sailors of all ages and skill levels.

9.2. Raise and restructure main promenade dock

9.3. Gazebo

10. Board vacancies

Sean Clarke is not able to attend this meeting to discuss board vacancies. Bill outlined that there may be minor changes to the Board, but that most of our Board is continuing on. OHPS's governance process dictates that it makes changes to its Members and Directors during its annual meeting in October.

11. Questions

Question from the floor: Does the OHPS plan to formally recognize donors to the Gift Shop through a plaque in the Gift Shop? Bill described the process by which OHPS currently thanks donors: Leslie Taylor writes handwritten notes and Hilde publishes the names in the Yearbook. Bill said we're looking at improving on this, and do welcome input. Names could go on the website. Names could go on a poster, such as occurred in the Grocery Store. Bill said that sometimes it is sometimes difficult to tease out each donation to a specific project.

12. Adjournment

There being no further business, Doug Bryce moved the adjournment of the meeting. Seconded by Greg Cooper. The President then declared the motion CARRIED and the meeting was adjourned at 11:05 am.