

TOWN OF WASAGA BEACH

Beachfront Management Board Minutes

Meeting #7, July 20, 2017

Classroom Meeting Room, Town Hall

Present: Bill Stockwell, Chair, Franca Torelli, Doug Vitali, David Hodds, Ron Ego, Glenn Smale, Ron Martin, Brian Smith

Staff: George Vadeboncoeur, Board Secretary, Jenny Legget, Beachfront Coordinator, Giuliano Duni, Property Manager, Angela Webster, Senior Event Coordinator, Cathy Turrie, Event and Market Coordinator

1. Call to Order

Chair Stockwell called the meeting to order at 2:02 p.m.

2. Review of Agenda - No changes

3. Deputations – No deputations

4. Review of Minutes

Moved by G. Smale, seconded by R. Ego, Resolved that the Beachfront Management Board hereby approves the July 6th Beachfront Management Board Meeting Minutes, as circulated. Carried.

5. Beachfront Coordinator Report – Jenny Legget Verbal Report

Jenny spoke to the following matters:

- The need to standardize leases going forward. The item was added to the Other Business Section on the Agenda
- Kiosk Space allocation around the individual units – to be re-visited in the fall of 2017 with the goals of clarifying in the lease the space allocation. Discussion to be held with the tenants at the end of the season as well.

Moved By G. Smale, seconded by F. Torelli, Resolved that a letter be sent to each Main Street Kiosk operator advising that the space currently being used outside the Kiosk is under review by the Board;

Further, that no further items shall be permitted in the space around the Kiosks without the expressed written permission of the Board. Carried.

6. Property Manager Report, Giuliano Duni

Giuliano updated the Board on the following items: 1. Staff continue to deal with maintenance issues on an-going basis and are slowly getting ahead, 2. Staff were thanked for staying late the Saturday of the Motorcycle Rally due to the volume of garbage that was at beachfront, 3. Washroom maintenance at the former Ontario Parks washrooms to be reviewed at the end of season, 3. Two roof leaks have been discovered that have to be addressed, one is at the electrical vault building behind the Dard and the second is at the rear of the vacant unit next to the Unit A at 14 1st Street (next to Funnel Tunnel). Due to the nature of the leaks Giuliano will have them repaired as soon as possible. The Board Chair thanked Giuliano for his hard work at the beachfront and the efforts of his staff.

7. Unfinished Business

- a) 41 Beach Drive, Units A & B (Ciao Pizza) and 93 Beach Drive (Ciao Burger) request to negotiate a lease extension – *Jenny advised that the tenants have been advised that an outstanding water bill is to be paid and a new lease rate established by the Board before staff can move forward.*
- b) 13 First Street, Units 4 & 5, (Shore Store), 47 Beach Drive, Unit F, request for compensation for entry delay in 2016 – *tenant has asked that the meeting with him be postponed until August. Staff will meet with tenant when he returns.*
- c) Space at Beachfront for Management Board – *waiting for information from the Architect. Staff to follow-up.*

8. Leases – no proposed leases

9. Events

a) Events Update Report

Moved By G. Smale, seconded by F. Torelli, Resolved that the Beachfront Management Board receive the Special Events report for information.

b) Slalom Productions Filming Voyage Organise

Moved By D. Hodds, seconded by F. Torelli, Resolved that the Beachfront Management approve Slalom Productions Filming Voyage Organise on and near Beach Area One on July 25, 2017 from 4:00 p.m. to 7:00 p.m. Carried.

10. Other Business:

a) Wasaga Beach Provincial Park Visitor Statistics

Moved By B. Smith, seconded by D. Hodds, Resolved that the Beachfront Management Board receives the report on Wasaga Beach Provincial Park Visitation Statistics as generated by the Park;

Further that staff be requested to look at methods of determining the total number of visitors that visit Wasaga Beach. Carried.

b) Standard Lease Document

Moved By B. Smith, seconded by R. Ego, Resolved that the Beachfront Management Board establish a sub-committee of the Board to review leases and prepare a standard lease for the Board's consideration;

Further, that the sub-committee consist of members:

F. Torelli

D. Hodds

D. Vitali

Carried.

11. Round Table Discussion - Nil

12. Items for Future Meetings

a. Lease expiry dates

13. Next Meeting Date

Thursday, August 6, 2017, commencing at 2:00 p.m.

14. Closed Session (4:07 p.m.)

a) To receive legal advice on tenant matters.

Moved By R. Ego, seconded by G. Smale, Resolved that the Beachfront Management Board proceed into Closed Session to discuss property matters related to tenants. Carried.

Moved By R. Ego, seconded by B. Smith, Resolved that the Beachfront Management Board returns to open session and confirms the direction provided to staff in closed session. Carried. (5:00 p.m.)

Chair Stockwell summarized the discussion that took place in Closed Session indicating that the Board discussed a matter pertaining to a tenant in the Main Street Market and gave direction to staff in dealing with the matter.

15. Adjournment

Chair Bill Stockwell adjourned the meeting at 5:02 p.m.