



**MINUTES OF GENERAL MEETING**  
Wednesday, July 3 2019 at 1900 hrs  
BYC Upper Deck

<b>ITEM</b>	<b>DETAIL</b>
1	<p><b>Call to order</b></p> <p>The Meeting was called to order at 19:07 hrs.</p>
2	<p><b>Commodore's Opening Remarks</b></p> <p>The Commodore welcomed members and thanked them for coming to the General Meeting. He noted that the reason for this meeting was that the Bylaws require the Board of Directors to have membership approval for new projects over \$10,000 or changes in costs to previously approved projects.</p> <p>He then explained that BYC was awarded an \$86,000 grant from the federal government in order to improve accessibility to the club for the mobility challenged. The grant works on a 2 for 1 basis. That is, for every dollar we spend on an accessibility project, they will give us two dollars. Our part can either be money or "in kind" (using labour and materials). We already have the money from the grant for the projects, but if we don't do a particular project(s) on the list by March 2020, then we have to return the money for that project.</p> <p>A slide showing the Accessibility Grant projects was shown, indicating the grant's share of the project and ours (see attached). The approximate cost for projects for this fiscal year would be about \$30,000. One project, the upstairs washroom would be done early on next year's budget.</p> <p>This grant was awarded after the last AGM but prior to the flooding.</p> <p>The Commodore then moved that the following motion be approved: <b>Motion:</b> To approve spending on projects to take advantage of grant money provided by the Federal government for accessibility. Seconded: Janet Bayley</p> <p>A question was asked if there were flood control measures where this money could be spent. The Commodore responded that we are hoping to fund flood control measures as well as the accessibility projects.</p> <p>There was a question on whether the dock lift was for specific type of boat. The answer from the Director -House and Grounds was that most boats should be able to use it.</p> <p>There was another question on whether there were additional constraints on the grant, such as having to open the club to members of the public. The answer was no.</p> <p>Another question was if we had the money to do these projects. The response was that we have some of the money now and hope to raise the rest of the money over the year.</p> <p>Finally, it was suggested that we have to make a financial decision and it would be better to hear about the flood control projects before voting on this motion. It was agreed to defer this decision until then.</p>

---

**ITEM****DETAIL**

---

Before passing the floor for the presentations, the Commodore wanted to thank the members of the Flood Committee who all did a lot of work in saving the club from considerable flood damage. The members of the flood committee were David Foy, Lisa Shishis, Alan Galley, Aaron Middleton, Kirk Robertson, himself, Paul Moore, Al Malo, and Guy Grimard.

3 **Harbour Projects** - Vice Commodore (Al Malo) and Rear Commodore (Guy Grimard)

The Vice Commodore and Rear Commodore gave a presentation (attached) that provided the lessons we learnt from past flooding such as the one in 1979 that led to the harbour flood control gate in 1981 and the flood in 2017 that led to the higher wall on the west side of the clubhouse and the use of splash boards instead of sandbags. The point was also made that instead of throwing money away at the time of the flood, money was invested in flood prevention had a longer lasting benefit. There were four projects that we were asking for approval:

1. Repairs to the East Dam Wall.

This project was approved at the 2018 AGM for \$75,000. Instead of doing the entire section this year, it was proposed to just repair one area that is in particular bad shape and defer the rest for now. The Rear Commodore provided a number of slides detailing the means which sections of the wall could be repaired with light, 100% re-usable steel forms and wood panels.

A member asked if the sidewalk can still be used until it is repaired. The Rear Commodore said yes, so far, and he has been inspecting it every week.

The Vice Commodore moved that the following motion be approved:

**Motion:** That the Dam Wall Phase 1 project approved at the December 2018 AGM is deferred and that funding of \$15k be provided this year to do a short-term fix to the most critical area near the culvert drain.

2<sup>nd</sup>: David Burke

A friendly amendment was made by John Irvin to remove “short-term fix” since the fix itself was permanent. This was agreed and the motion then read:

**Motion:** That the Dam Wall Phase 1 project approved at the December 2018 AGM is deferred and that funding of \$15k be provided this year to fix to the most critical area near the culvert drain.

**Motion Carried**

**Flood Control overview**

The Rear Commodore continued his presentation giving an overview of the areas where they are proposing to build new flood control measures. This included the Cassels Street seawall and the area north of Sherwood Point.

2. Cassels Street seawall

Part of this project was approved at the 2018 AGM with funding up to \$30,000. But, with the flooding in the spring, it is now proposed to increase the height of the original wall and incorporate a “splash board” system, providing permanent flood protection without the need of sandbagging. For this, funding will need to be increased to \$45,000.

The Rear Commodore gave a detailed presentation showing how the wall will be widened and increased in height. The top of the wall will have an “energy return” hood that will return wave action back out to the water. There will be steel “I” beams that will hold removable wood panels that will act as splash boards. A proto type of the wall was provided, showing the ease at which the wood panels can be added and removed.

---

**ITEM****DETAIL**

---

The area between BYC and the Fuller property will have a concrete base with holes for removable steel I beams. These will allow splash walls to be installed when needed.

A concern was raised by Tony Latus that the curved energy returns will make it more difficult for boats to enter the harbour during strong winds. The Rear Commodore pointed out that the energy returns would only come into play when the water was very high and boats wouldn't be on the water then.

A question was raised if there would still be access to the lower platform in front of the clubhouse. The Rear Commodore stated that yes, that it would be open during the sailing season.

Konrad Lewinski made a motion to "call the question" (to end questioning). Seconded by Janet Bayley.

The Vice Commodore moved that the following motion be approved:

**Motion:** That the Cassels Street Seawall project originally approved at the December 2018 AGM be amended to increase the funding from \$30k to \$45k to allow the height to be increased and 'Splash Boards' to be included.

Seconded by: Tom Swindells

**Motion Carried**

### 3. Western Shoreline Rehabilitation Phase 1

The Vice Commodore provided a background of the current ramp to the north of Sherwood Point indicating that the concrete ramp there provides protection to Sherwood Point where the northern bracket for the flood gate is located. This was demonstrated during the high water and wind event of May 2018 and again with the flooding of 2019. They are proposing to amend the project that was previously approved at the December 2018 AGM to incorporate a wall and stop logs spanning the ramp area and extending north to provide flood protection and a sound support for storage of the flood gate components.

The Rear Commodore provided an overview of the project showing an aerial picture of what the area looks now and one with the proposed rehabilitation. The work will include repairing and lengthening the existing ramp so it will stretch to the end of Sherwood point, removal of the trees that are in the process of falling down, adding a wall on the other side of the ramp where splash boards can be added and partially reclaiming the land we lost to the west of the present shoreline. Stop logs will be used on the ramp during high water.

The Vice Commodore moved that the following motion be approved:

**Motion:** That the Western Shoreline Rehabilitation Phase 1 project originally approved at the December 2018 AGM be amended to increase the funding from \$20k to \$40k to allow incorporation of a flood control wall and flood gate storage area.

Seconded: Konrad Lewinski

There was a question on whether the plan would be approved by the Rideau Valley Conservation Authority (RVCA). The Vice Commodore said that the previous plan developed by our previous Vice Commodore (John Wright) was similar to this and that plan had been approved. Furthermore, the Commodore explained that representatives from the City and the RVCA had recently visited the property and they are behind us in finding a solution.

A member raised the point that for every foot we set the wall back is a foot of our property that we are giving to the federal government so the wall should be as close to the property line as we can. The Vice Commodore responded that we have a copy of the official plan and we can determine exactly where the property ends.

---

**ITEM****DETAIL**

---

Another question raised was where we would store all the splash panels and beams during the summer months. The Rear Commodore answered by saying we would buy a shipping container that would be used only for them.

The Vice Commodore called the motion:

**Motion Carried**4. Clubhouse De-watering project

As a result of the 2017 flood there was a lot of damage to the lower lounge. The lesson we learnt in the 2019 flood was that we could keep the lower lounge dry by placing pumps directly in the floor collector vents. We found that while we could keep the lounge dry, we had to keep the lounge closed due to the tripping hazards from the pumps, lines and hoses. From these lessons learnt, a permanent drainage solution is proposed that would intercept the flood water and direct it to the harbour. This would be done using gravity pits, gravity drains and pumps in the furnace room.

The Rear Commodore outlined the plan which would require that an old septic tank to the immediate north of the club house be removed and a gravity well installed there which in turn would flow into the harbour (which would have a 6 foot lower water level). Flood water from under the clubhouse and from drains around the clubhouse would flow into the gravity well. If need be, a submersible pump could be added to improve drainage. Future improvements would include a triple 6" weeping tile system connected to the gravity well installed around the clubhouse; adding a face return to the top of new seawall and adding waterproof parging down the base of shale part of the seawall.

Sean Johnston asked if there was a way to inject a sealant of some sort into the shale to make it more impervious to the water. There were a number of responses, one being that if the seal was not complete, there would still be considerable leakage; sealing the shale would be new technology to us and likely much more expensive; and the method proposed is one we know that works.

The Vice Commodore moved that the following motion be approved:

**Motion:** That funding of \$20,000 be approved for the Clubhouse De-watering project for implementation in the fall of 2019.

Seconded: Jason Hess

**Motion Carried**5. Western Shoreline Next Phases

We need to address the erosion along the rest of the western shoreline. We have had meetings with engineers, Laila Gibbons the Manager of Parks, Buildings and Ground Services, City of Ottawa, and RCVC. They recognized that if we don't have a berm at BYC, Mud Lake and the water filtration plant could be cut off by high water. We need bring all interested parties together to look for solutions. Past-Commodore David Burke has volunteered to lead a team to explore the solutions and possible partnerships

*Attachment: Special General Meeting - July 3, 2019*

4 Accessibility Grant

The Commodore returned to the motion for approval of funding for the Accessibility Grant. He explained that the motion for approval was for the approval of the projects. It was a two step process. We have to ask membership that if we can afford it, do you want that project. The Board then has to make sure there is funding for that project. If there isn't money, the project won't go ahead. We don't necessarily have to do all the projects and can return the money for that project.

---

**ITEM****DETAIL**

---

A question then came from the members asking how the budget shortfall was affecting the projects. The Commodore explained that as of right now, we have a shortfall in our operating budget that affects how much money we have for projects. With respect to the flood-related projects, with the deferment of \$60,000 from the east dam wall project, the Vice Commodore noted that new proposed expenses would be \$55,000, leaving a \$5,000 savings. He did mention that some of the projects were dependent on the water level and may need to be done in the next fiscal year.

Mary Bundy asked what the unexpected losses were. The Commodore responded that there was about \$30,000 direct flood related expenses, about \$20,000 in lost operating revenue and about another \$20,000 in lost membership revenue. Mary elaborated that there was \$30,000 in flood expenses than another \$40,000 of (operating) expenses that we don't have money to pay for.

This shortfall is why we are running a fund raising campaign. We didn't want to do a special assessment or borrow money.

Mary Bundy asked how the shortfall in the operation budget affected the capital budget. The Commodore explained that if we don't make a certain amount of money in our operations budget we can't transfer money from it to the restricted funds and so money won't be available next year's projects. The Honorary Secretary further explained that he estimated a shortfall of about \$85,000 and again, if we don't raise that money then we may need to borrow money or raise membership fees.

Bob Sunday returned the discussion to the motion which was the motion to approve funding for the accessibility grant projects.

A question was asked for how long we had the grant. It was pointed out by the Director-Tennis that it was a one time opportunity and that we had to spend it by March 2020.

The Commodore then again moved the motion:

**Motion:** To approve spending on projects to take advantage of grant money provided by the Federal government for accessibility.

Seconded: Janet Bayley

**Motion Carried**

Finally the Commodore closed by thanking the Board members for all the work they did to get the job done. He also noted the tremendous amount of support given by the members in giving their time, their money, their efforts and hard work in helping the Club coming through the challenges presented by the flood.

5 **Adjournment**

Moved by Guy Painchaud,

Seconded by John Irvin

The Meeting adjourned at 20:40 hrs

Minutes approved \_\_\_\_\_ 2019.

---

Rob Braden  
Commodore

---

Kevin Bundy  
Honorary Secretary

*Attachment: Special General Meeting - July 3, 2019*