

MANITOBA LIFE LEASE OCCUPANTS' ASSOCIATION
MINUTES
ANNUAL GENERAL MEETING
Thursday, Jan. 19, 2023
ANAF VETS Unit 283, 3584 Portage Ave., Winnipeg.

1. **Welcome:** President Dave Kennedy welcomed members to the AGM, noting that 19 member buildings were represented with 74 in attendance. A special welcome was extended to representatives of 1 new member building and to representatives of 2 buildings considering membership in MLLOA. (see attached Attendance List)

Lunch: A complimentary lunch of soup, sandwiches and dessert was provided.

2. **Introduction of Executive Committee:** After lunch, members of the Executive Committee were introduced and thanked for their hard work and dedication.
3. **Minutes:**
Motion: that since the Minutes of the AGM of Nov. 15, 2021 have been distributed and the Executive has reviewed and accepted them, that the reading of the Minutes be omitted and accepted as distributed.

Moved: Dave Kennedy
Seconded: Jim Melanson
Carried

4. **Treasurer's Report:** Mary Lou McGurran presented and reviewed the Treasurer's Report for the year 2022, a copy of which is attached to and forms part of these minutes.
Motion: to accept the Treasurer's Report as presented: **Moved:** Mary Lou McGurran
Seconded: Lynne Lyne
Carried

Dues: Mary Lou then advised members that a request for 2023 membership fee of \$50 would be sent out soon and could be returned to her, made out to MLLOA.

5. **Legislation Amendments:** Dave Kennedy provided an extensive review of the process and the progress toward amendments for the Life Leases Act of Manitoba. Included in the review and commentary were:
 - a. A brief history of MLLOA involvement in the process toward draft amendments
 - b. Identification of 10 changes considered priority and why they are needed.
 - c. An action plan to bring the importance of these changes to all MLA's and to the Ministers responsible for the Life Leases Act, housing and seniors.
The action plan included:

- i. A meeting with the Deputy Minister and the Asst. Deputy Minister – done.
- ii. A letter to the Minister – done.
- iii. A letter to all MLA's from MLLOA – to be sent in next few weeks.
- iv. Request to all tenant committees or councils of member buildings to send a letter in support of MLLOA initiatives to the Minister – sample letter to be provided soon.
- v. Request to all tenants to contact their local MLA's requesting support for MLLOA initiatives – sample letter to be provided soon.

6. **New Initiatives:** Lori Blande reported on a training course for tenant representatives and board members. This course is offered in conjunction with Manitoba Non-Profit Housing Association. An initial series of 3 sessions has been completed and well received. The next series is scheduled for March 23, 2023 from 10:00am to 2:00pm at Bourkevale Community Centre. There is no charge for MLLOA members. There will be a special focus on tenant representatives on Boards of Directors and their roles, rights and responsibilities. Other Board members and property management staff also are invited to participate in this series. The training sessions will be delivered by Wendy Bulloch.

7. **Reports on Executive Committee Initiatives:**

a. **Insurance:** Lori Blande reported on the initiative to clarify insurance requirements appropriate to life lease tenants and life lease buildings. Contact with the Insurance Bureau of Canada (IBC), the Insurance Bureau of Manitoba (IBAM) and individual brokers continues to confirm the lack of attention and understanding within the insurance industry on the needs of life lease tenants and buildings. She cited as an example the insurance needs arising from upgrades made by tenants. Lori reported on efforts she has made at her life lease building and with CII and IBAM to establish accurate information. A specific educational package has not yet been agreed upon and work in this regard will be continued.

b. **MLLOA Website:** Gilbert Robin spoke on the information available on the MLLOA website. Reports on many of the activities reported here today are on the website – www.mlloa.ca . There is a section for members only that has information more relevant to members. Contact Gilbert or Mary Lou for the password to this section. Gilbert also advised that MLLOA is considering using Zoom to broadcast webinars, such as our round table discussions, so that members distant from Winnipeg can participate in them. He reported that the website is accessed frequently by persons looking for information about life leases and use of it continues to increase. On the 30 days prior to Jan. 5th there were 1184 hits. On Jan. 18th it was 1257 hits for the previous 30 days. This is approx. 15% higher than last year. This is a clear indication of the need for quality life lease information.

The annual license fee for Zoom has been renewed. Any member tenant or group can arrange access to it for their use. Contact Gilbert Robin to arrange a date and time.

c. New Member Recruitment: Jerry Kies reported on a member recruitment initiative. He introduced persons at the AGM from three (3) life lease facilities that are considering joining the Association. They are Saints Peter and Paul Manor – joined today, St. Michaels Villa and Transcona Place. Jerry emphasized the importance of a strong membership in support of the work of MLLOA. Our current membership is 22 buildings with 1257 suites.

d. CRA/Trust Company request: Dave Kennedy recalled that this request required the provision of Social Insurance Numbers and that MLLOA had recommended that the information not be given since it violated the privacy of the SIN. No further contact or information on this subject to date.

e. Member Surveys: Mary Lou McGurran spoke to the value of brief surveys of member facilities on limited topics. She identified many such topics that could be surveyed and how that information can be used. There seemed to be a general consensus that such surveys would be acceptable and useful.

8. 2023 Round Table Program: Dave Kennedy noted that Covid had prevented the undertaking of the planned round table discussions but that they will be restarted in 2023. Several potential topics were presented, including Residential Tenancies Branch responsibilities and procedures; reserve fund purpose, uses and security; model by-laws review; health care directives and others.

9. Nominations and Elections: Garry Brickman presented the slate of Officers and Executive Committee members, a copy of which is attached to and forms part of these minutes

Motion: that the slate of officers and Executive Committee members as nominated respectively be elected.

Moved: Garry Brickman

Seconded: Margaret Turnbull

Carried

Members were invited to contact any member of the Executive if they are interested in serving on the Executive.

10. Member Questions, Issues and Remarks:

a. What is the difference between Leasehold and Life Lease?

This question has been raised before without a satisfactory answer. RTB has ruled on query from a leasehold holder that leasehold was the same as life lease and under the same Act and regulations.

- b.** Are rent increase for a leasehold or a life lease controlled under the government's rent control guidelines?
The rent control guidelines set by government do not apply to life lease buildings and, therefore, do not apply to leasehold properties either.
- c.** What are the requirements for reserve funds?
The Act states that there must be a reserve fund, but it is silent on how big it should be and it has no guidelines as to how this is determined.

11. Other Business : There was no further business.

MOTION TO ADJOURN:

Moved: Gilbert Robin
Carried

MANITOBA LIFE LEASE OCCUPANTS ASSOCIATION

Statement of Revenue and Expenditure

November 15, 2021 to December 31, 2022

| | | |
|--|-----------------|----------------------------------|
| OPENING BALANCE - November 15, 2021 | | \$ <u>2,836.90</u> |
| REVENUE | | |
| Credit Interest & Member Bonus | 89.03 | |
| Membership Fees 2022 (22) | 1,100.00 | |
| Spring Luncheon 2022 | <u>1,020.00</u> | |
| TOTAL REVENUE | | \$ <u>2,209.03</u> |
| EXPENSES: | | |
| Bank Fees | 2.00 | |
| AGM - November 2021 | 81.00 | |
| Website - 2022 | 98.87 | |
| Zoom License - 2022 | 224.00 | |
| Spring Luncheon 2022 | <u>952.00</u> | |
| TOTAL EXPENSES | | \$ <u>1,357.87</u> |
| CLOSING BALANCE - December 31, 2022 | | \$ <u><u>3,688.06</u></u> |

**MANITOBA LIFE LEASE OCCUPANTS ASSOCIATION
ANNUAL GENERAL MEETING
Thursday, January 19, 2023**

SLATE of NOMINEES

EXECUTIVE COMMITTEE

Lori Blande
Garry Brickman
Dave Kennedy
Jerry Kies
Ken Loewen
Mary Lou McGurran
Gilbert Robin

OFFICERS

| | |
|----------------|-------------------|
| President | Dave Kennedy |
| Past President | Garry Brickman |
| Vice-President | Gilbert Robin |
| Secretary | Ken Loewen |
| Treasurer | Mary Lou McGurran |

MLLOA - AGM: January 19, 2023**Attendance**

| NAME | LIFE LEASE BUILDING |
|-------------------|--------------------------------------|
| Dave Kennedy | MLLOA Executive - Glendale Court |
| Gilbert Robin | MLLOA Executive - Place Eugenie |
| Mary Lou McGurran | MLLOA Executive - Kiwanis Chateau |
| Garry Brickman | MLLOA Executive - Vasa Lund Estates |
| Lori Blande | MLLOA Executive - Colorado Estates |
| Jerry Kies | MLLOA Executive - Kiwanis on the Red |
| Ken Baron | Agape Villa |
| Brian McKenzie | Agape Villa |
| Diana Fields | Agape Villa |
| Agnes Normand | Agape Villa |
| Anne Thoroughgood | Agape Villa |
| Bev Brown | Colorado Estates |
| Pat Hawthorn | Colorado Estates |
| Ron Halbesma | Cornerstone Life Lease, Bldg. #1 |
| Lois Shervey | Fred Douglas Place |
| Glen Horst | Fred Douglas Place |
| Dave Dyck | Fred Douglas Place |
| Rose Wall | Fred Douglas Place |
| Lynne Lynn | Glendale Court |
| Joe Lynne | Glendale Court |
| Barb Wingert | Glendale Court |
| Lynne Melanson | Glendale Court |
| Jim Melanson | Glendale Court |
| Mary Starodub | Glendale Court |
| Betty Cousins | Glendale Court |
| Blaine Bartley | Glendale Court |
| Jean Nowicky | Glendale Court |
| Gordon Nowicky | Glendale Court |
| Irene Varnes | Glendale Court |
| Valerie Gottfried | Glendale Court |
| David Barham | Glendale Court |
| Kandia Saridas | Glendale Court |
| Steve Fallon | Glendale Court |
| Don Crierie | Glendale Court |
| Margaret Turnbull | Kiwanis Chateau |
| Susan Harris | Kiwanis Chateau |
| Joan Clement | Kiwanis Chateau |
| Mike Andrews | Kiwanis Gardens |
| Fred Peden | Kiwanis Gardens |

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|----------------------|--|
| Stan Franz | Lindenlake Terrace |
| Helen Franz | Lindenlake Terrace |
| Dorothy Derksen | Lindenlake Terrace |
| Terri Haber | Lindenlake Terrace |
| Cornel Rempel | Lindenwood Estates |
| Dom Wilkins | Lindenwood Estates |
| Fred Wall | Lindenwood Villa |
| Esther Bonk | Lindenwood Villa |
| Jerry Kozubel | Mapleton Lane |
| Marian Liebenau | Mapleton Lane |
| Libby Hanna | Niverville Heritage Centre |
| Rosemary VanRosmalen | One Lions Park Square - 65 Paget |
| Tony VanRosmalen | One Lions Park Square - 65 Paget |
| Eva Robertson | One Lions Park Square - 65 Paget |
| Claire Carmichael | One Lions Park Square - 65 Paget |
| John Hosang | One Lions Park Square - 65 Paget |
| John Blakeston | One Lions Park Square - 65 Paget |
| Nettie Klassen | One Lions Park Square - 65 Paget |
| Linda McNeill | Place Eugenie |
| Mariette DeGangne | Place Eugenie |
| Denis Lafond | Place Eugenie |
| Jonathan Bonk | Riverbend Plaza |
| Jeannette Bonk | Riverbend Plaza |
| Ernie Shume | Saints Peter and Paul Manor |
| Diana Fabas Pirie | Saints Peter and Paul Manor |
| Keith Joss | St. Michael's Villa (non-member guest) |
| Marcie Bell | St. Michael's Villa (non-member guest) |
| Gary Schultz | Transcona Place (non-member guest) |
| Jake Loewen | Transcona Place (non-member guest) |
| Joan Cyrenne | Vic Wyatt House |
| Claude Cyrenne | Vic Wyatt House |
| Linda Coleman | Vic Wyatt House |
| Jim Coleman | Vic Wyatt House |
| Willie Mandryk | Vic Wyatt House |
| Barry Lynds | Vic Wyatt House |
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74 Attendees from 19 Member Buildings and 2 Non-Member Guest Buildings