

# PICA NEWSLETTER

August 2017

## PARRY ISLAND COTTAGER'S ASSOCIATION

### *Message from the President*

Hello all. I hope everyone has been making the most of the summer; we seem to have had more than our share of rainy days this year in Parry Sound. This is just a follow up to the AGM in July to share information and topics that were discussed during the meeting for those do could not attend and as a reminder for those that did. Unfortunately we do not have much 'new' news at this point but will keep you updated as we move though the fall. Speaking of which, here's hoping for a nice fall. Stay safe and enjoy the last few days of summer.

Rob Mills  
President - PICA

### **From the Board:**

On July 15th our Annual General Meeting (AGM) was held at the Bobby Orr Community Centre. A decision to change the venue was made due to feedback from previous meetings where space was limited. Based on higher attendance this year and the many comments received this was a welcome change.

For the benefit of those who attended the AGM as well as those who could not the following is a summary of presentations made by the Board as well as subsequent discussions with the membership.

### **Annual PICA Membership dues 2017 / Interact e-Transfers**

For those of you who have already paid your 2017 dues, thank you. For those who have not paid we ask that you do so as soon as possible.

For **Payment by cheque** and issuance of your 2017 PICA sticker please contact:

**Carol Heaslip via email: [eric.heaslip008@sympatico.ca](mailto:eric.heaslip008@sympatico.ca)**

or you can send your cheque to: **PICA, P.O. Box 686, Parry Sound ON P2A 2Z1**. Please be sure to indicate your Lot # and which year you are paying for.

### **Payment by interact e-transfers:**

As an alternative we can now accept **interact e-transfers** for your convenience. Please use the following e-mail address to make the payments, and please remember to send us the password in a separate email so we can complete the transaction:

[parryislandcottagers@gmail.com](mailto:parryislandcottagers@gmail.com)

Your bank's online site will provide instructions on how to make an interact e-transfer if you are not familiar with the process.

*Note:* We still have a few cottagers who have not paid 2016 dues. If you wish to check your status of payment and / or make payment of your 2016 Annual dues please use one of the two methods shown above. Your continued support of PICA is greatly appreciated.

### **PICA sign**

If, for some reason, you are not in possession of the blue PICA sign, where you can display your yearly stickers, please let us know and we will ensure you are provided with one.

### **Special Assessment - Report**

Prior to the start of this years AGM five cottagers came forward to pay their Special Assessment which was greatly appreciated. While we have now collected the 2013 Special Assessment from the majority of cottagers some payments still remain outstanding. At the request of the membership and those that have paid we are now showing lot numbers of those who are delinquent (as of August 1st, 2017). If your lot number appears on this list and you believe you have paid or you simply want to make the payment please contact Carol Heaslip.

1	5	7	9	18	19	25	27	31	42	43	44
56	60	61	65	68	72	74	87	90	103	105	107
110	118	121	123	124	133	134	138	140	143	145	157
159	163	168	169	172	173	174	176	177	178	184	189
196	203	209	211	229	230	233	239				

In the last newsletter we provided an extensive background to the Special Assessment and how these monies would be used to help defray legal costs associated with the upcoming Lease negotiations. It goes without saying that a successful conclusion to these negotiations benefits all cottagers, as well as future generations where cottage ownership is passed down through the family.

Please remember, PICA is representing and negotiating the lease extension on behalf of the entire "membership", however only paid up members (Annual PICA dues as well as the Special Assessment) will be eligible to vote on accepting terms of the new lease. If you have not yet paid please do your part and join your fellow cottagers in supporting this process with payment of the Special Assessment.

### **Waste Station**

Waste Station days for cottagers are now Wednesdays (5-8pm), as well as Saturdays and Sundays (9am - 4pm).

### **Annual Clean-up Day**

WLI have advised that they will not be hosting a Clean-up day this summer but will reconsider for 2018.

### **Website Update**

We are updating the website with relevant information and posts and [www.parryislandcottagers.com](http://www.parryislandcottagers.com) will be the primary location of updates from the PICA Board. As mentioned at the AGM, the website has been updated to include multiple levels of access which will become available to cottagers when private confidential communication is required.

## **Social Media**

PICA has set up a formal Facebook page which can be found here:

<https://www.facebook.com/ParryIslandCottagersAssociation/>

and twitter page

<https://twitter.com/picottagers>

We will be using these channels for informal communication and also to notify you of updates on the website. Looking forward to being social with you!

## **Road Works**

WLI have given preliminary indication that road construction (most likely the next 1.7 kms from the sugar bush shed) will not be completed until 2018 at the earliest. The number of KMs undertaken is determined by the overall cost and budget available. WLI did indicate that they are now looking at the side roads off Oak Point Road and reviewing areas of concern. It is possible some of this work could also be included in 2018.

## **Grading**

WLI advised that Oak Point Road is scheduled for weekly grading every Thursday. If weather conditions do not permit grading it will be done on the next available day (excluding weekends). This will continue until September and thereafter grading will be every two weeks until the end of October. If you have any concern over the condition of the road due to lack of grading we urge you to contact:

*Wasausink Lands Inc.*

*Crystal Turner*

*Operations Manager*

*PO Box 238*

*Parry Sound, On*

*P2A2X3*

*E-Mail: [manager@wasausinklandsinc.ca](mailto:manager@wasausinklandsinc.ca)*

*705-746-7601*

## **Swing Bridge**

WLI have advised that Bridge operating hours remain as posted with the only exception being "Wind" speeds. Where winds exceed the noted threshold 30 kms the Bridge will remain closed for water traffic. WFN and the Federal Government are currently in discussion regarding a new Bridge but indications are that, nothing will happen for at least another 4 years.

## **Newsletter Update**

During the AGM Ted Green - Director stated that the objective is to improve frequency of communication to all Cottagers and to provide timely information of relevance. To do this target dates have been set for Newsletter publication and posting to the website:

May 1st-15th - Season Opening Newsletter/President's message

June 15th-30th - Newsletter

August 15th - 31st Newsletter (including summary of the AGM)

October 1st-15th - Season Closing Newsletter/President's message

- **Special Updates** may also be issued anytime during the May 1st to October 31st period where information is of immediate importance to the membership and where such could not wait for the next Newsletter. You may also see Special Updates (less frequent) during the winter months, November thru April, where information is of immediate importance such as this past winter where we commented on the results/impact of the “Land Code” vote.

Where postings are made to the website alert e-mails will automatically be sent to members requesting them to check the website for details. For those who do not have access to e-mail/computers etc we will continue to mail out copies of the newsletter/special updates provided we have your current contact information on file.

### **Legal Update**

John Bick commented at the AGM that the Legal Committee is made up of 3 Board members namely Rob Mills (president), Dave Burnett and himself who also acts as chair.

With regard to cash flow and with respect to both the Head Lease and Sub Lease there are four stakeholders. WFN, WLI, the Crown, and the individual cottager. WLI receives 100% of our lease payments. They remit 20% to the Crown. WFN applies for, and receives ½ of the payments remitted to the Crown, which amounts to 10% of our lease payments.

Earlier this year we explained the implications of the WFN ratification of the “Land Code” which was voted on over this past winter. As a reminder the most significant implication to cottagers is that WFN may now lease lands directly to cottagers without the involvement of WLI or the federal government. The head lease and sub lease remains in effect until 2032.

Currently the process for establishing the amount of sub lease payments is that every five years, the lease amount is increased by the average change in the Bank of Canada rate that has occurred over the previous five years.

Legal opinion on assignment of sub leases:

Over the last few years, WLI has made changes to the process of assigning sub leases which has made it more onerous and difficult to sell cottages and transfer ownership. We have received legal advice on what these changes mean and will be meeting with the appropriate parties to talk about them.

### **Insurance Update**

Further to discussion regarding cottage insurance at the AGM, we are sharing the legal advice around insurance and policy terminology kindly shared with us by Jean Marques, one of our fellow cottagers. We are cautioning cottagers not to add WLI as “Additional Named Insured” on their liability insurance policy but rather to add WLI as “Additional Insured” for cross liability, as is commonplace by industry standards. Adding WLI as “Additional Named Insured” to an insurance policy gives WLI privileges under a cottager’s insurance policy that they should not have. Many insurance companies are aware of this but for those that are not, you can share this information with them to have the terminology amended.

### **PICA Board**

After the AGM several cottagers stepped forward to offer assistance for future lease negotiations and diligence. We thank those cottagers for coming forward and will be in touch as soon as we have some movement on discussions.

For any other cottagers who feel they could contribute but may not have the time to sit on the Board, we would appreciate any assistance for help with special projects. Feel to contact any member of the PICA Board if you are interested.

### **Maintaining PICA Members contact list**

PICA maintains a contact list for each cottage. It's important that we keep our records up to date. We would ask that you please contact Carol Heaslip if you change/sell your cottage; change the leaseholders name on your cottage; change your home address; cottage telephone number or your home/cell telephone number(s) and/or if you change or add an email. If you sell your property, please share PICA information with the new owners and/or the real estate agent.

### **Contacting PICA**

Emails and information can be sent to the website via [parryislandcottagers@gmail.com](mailto:parryislandcottagers@gmail.com) . You can also access information on the website at [www.parryislandcottagers.com](http://www.parryislandcottagers.com) .

### **Board contacts:**

Rob Mills (Lot 226) – [robkmills@hotmail.com](mailto:robkmills@hotmail.com) or 416-731-8117 – President

John Bick (Lot 51) – [johnbick@sonoco.com](mailto:johnbick@sonoco.com) or 905-304-7250 – Secretary

Carol Heaslip (Lot37) – [eric.heaslip008@sympatico.ca](mailto:eric.heaslip008@sympatico.ca) or 705-746-9535 – Membership Chair

Ted Green (Lot 127) - [tgreen@ftc-i.net](mailto:tgreen@ftc-i.net) or 705-746-7341- Director

### **Annual Lease Payments to WLI**

There was discussion regarding lease payment at the AGM this year. WLI has been demanding that cottagers make payment via certified cheque or money order but that it not a requirement according to the lease. The lease does not stipulate how payment shall be made, just that it must be made and is due May 1st of each year. That means cash or cheques are fine. We encourage all cottagers to ensure payments arrive by May 1st as per the lease agreement.

### **Financials**

Due to the sensitive nature of this information, we will no longer be publishing the annual financials where non-members may be able to view them, however, If any member would like to receive a copy of the PICA financials, please contact one of the members of the board listed above and a copy will be provided to you.

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