



Kingston Tennis Club
Minutes of the 2022 Annual General Meeting
Wednesday, November 23, 2022
Zoom

Agenda

1. Call the Meeting to Order
2. Receipt of the Minutes of the 2021 Annual General Meeting
3. Financial Reports
 - a) Treasurer's Report
 - b) Finance Committee Report
4. Appointment of Auditors
5. Report on Clubhouse Project
6. President's Report
7. Election
8. Other Business
9. Adjournment

Board members present

Tracey Corrigan
Bob Goddard
Isaac Jones
Donna Lounsbury (Vice-President)
Taco Meuter (Treasurer)
Nerissa Mulligan

Simon van der Plas
Jason Taylor
Alma Thayer (President)
Gary Wilson (Secretary)
Asia Zolnierczyk

Special guest: Doug Bowie

1. Alma called the meeting to order at 7:00 with quorum of 27 participating members exceeded. (The number of voting members is 473.)

She introduced the moderator for the meeting, Nerissa, who explained how attendees can use Zoom functions to participate in the meeting.

2. Approval of the agenda (moved by Taco, seconded by Gary, carried).
3. Receipt of minutes of 2021 AGM (moved by Tracey, seconded by Donna, carried).

Financial Reports

Treasurer's Report (Taco Meuter)

Taco used slides based on his report in the [Annual Report](#) to describe the club's finances. By raising rates for both membership fees and junior camps our operating revenues increased. Although we had to borrow \$500,000 last year to help cover the cost of restoring the clubhouse, the nearly \$185,000 in donations (after deducting 4% services fee to Ontario Sport Network) as well as our revenues this year allowed us to pay down \$120,000 on the loan.

With cash on hand of about \$160,000 we were able to make a down payment for repainting courts 1 and 7 (which we hope will begin around June 12 or perhaps earlier). The rest of the money will be a buffer so we don't have to worry about meeting expenses like property taxes.

For the future we must be cautious with our money. We don't know how our membership and camps will be affected by the new tennis club. The repainting of courts 1 and 7 will mean they're unavailable for lessons thereby reducing revenue. Also, we have to repay our mortgage by January 2027 or face renegotiating it when interest rates might be higher.

Question: what are the interest rates of mortgages?

Answer: The fixed (\$350,000) is 3.17% and the variable (\$150,000) was 3.2 but has risen to 6.1. That's why we paid \$120,000 on that loan and hope to pay off the remaining \$24-25,000 early next season.

Alma praised Taco for all his work on the club's finances, especially with the increased work caused by the clubhouse restoration.

Finance Committee Report (Donna)

Using slides based on the section in the [Annual Report](#) titled Clubhouse Renovation: the Major Story of 2022, Donna elaborated on the cost of the renovation and how it was financed. One thing she pointed out was that the amount for Furnishings, \$20,354.96 would have been at least three times that amount had Tracey not purchased most of the items included for the club.

Motion to approve the Financial Reports: moved by Isaac, seconded by Jeff Elwood. Carried.

Appointment of Auditors

Motion to appoint Wilkinson and Company LLP auditors for 2022/23: moved by Taco, seconded by Allan Johnston, Carried.

Alma introduced Doug Bowie, point person for the KTC in dealing with Anglin Group, contractor for the renovation, to give a summary of the project.

Main points of Doug's presentation:

- In club minutes, he found comments about the need to do something about the decrepit clubhouse over 40 years ago. Finally it's been done.
- Plan was to begin day after Thanksgiving 2021 for completion May 1, 2022 but problems with permits and supply chain issues (doors, windows, glass panels not delivered on time) delayed completion.
- At the end of June, drama involving the occupancy permit was overcome so camps could use the clubhouse.
- First budget from Anglin was over one million dollars, which line-by-line analysis reduced it to \$844,000. The final figure of \$881,000 is only 4.4% above the original amount which is well within the standard for a project of this size.
- Two not entirely unexpected things that raised the cost were the need to strengthen the floor joists with steel reinforcements and the use of propane for heating to allow winter construction.
- The cliché "countless hours" is apposite in describing the time Bob and Jason as chairs of the Clubhouse Working Group spent over a year before construction began in meetings to choose an architect and a design for the renovation.
- Jason also spent many hours on the fundraising committee.
- Although not on the committee, Taco spent a lot of time poring over the various designs and is responsible for suggesting the kiosk be on the deck.
- Donna and Tracey had a hand in every detail of the outfitting of the club – from lockers to taps to cabinets and the doner wall – that they deserve a huge amount of praise.

Tracey not only identified needed items, she often drove to the supplier to retrieve them.

- John Corrigan saved the club even more money by assembling and installing the variety of cabinets needed throughout the clubhouse.
- In sum, by choosing the renovate and restore option we were trying to keep the look and feel of the old clubhouse so that it would fit in well in the neighbourhood but also have up-to-date features (for example, the kiosk on the deck) that will serve our members many years into the future.

Alma thanked Doug for the many hours spent

President's report

In reading from her report in the Annual Report, Alma emphasized the following points:

- The KTC is a member-operated club so it's important for members when they can to volunteer to help the directors, who after all are volunteers themselves.
- Our club's mission statement includes promoting tennis so our adult and junior programs are a very important part of our work. But they not only make tennis appealing they provide a significant part of our revenues, allowing us to keep fees reasonable. A major challenge for the Board is to find a balance among our court activities to lessen the squeeze on court time.

After Alma's presentation, Donna thanked her for dedicated and tireless service to the benefit of the club.

Elections

Alma reminded the meeting our by-laws now stipulate a staggered Board whereby six of our 12 directors are elected one year and the other six the following year, in both cases for two-year terms.

The by-law establishes Group A consisting of the President, Secretary, and four members-at-large; and Group B, the Vice-President, Treasurer, and the remaining members at large.

To make the transition from electing 12 directors to only six each year, at the 2021 AGM Group A directors were elected for one year only while those in Group B were elected for the standard two years. This meant that the Group A positions would be open for election this year while Group B would not be open till 2023. However, with Donna resigning as Vice-President and Isaac Jones resigning as member at large, two positions on Group B were voted on as well as the six of Group A.

Nominated for Officers positions

Group A (two year): President – Donna Lounsbury; Secretary – Elizabeth Hucalak. Both elected.

Group B (one year): Vice-president – Tracey Corrigan. Elected.

Nominated for Member at Large positions

Group A (two year): Julius Breza-Boski, David Corrigan, Abby Lincoln, Nadia McCarthy. All elected.

Group B (one year): Jeff Elwood. Elected.

Other Business

None.

Adjournment

Meeting adjourned at 8:20 p.m. (moved by Tracey, seconded by Gary, carried).