

**Protection Island Ratepayers Association
Directors' Meeting – April 24, 2006**

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Directors present: Denise Bonin, Ralph Kirby, John Routledge, Liam Taylor, Shannon Taylor, Norm Lowden, Cathy Pearson, Peter Frewin

Directors absent Laurel Karjala

Guests: There were no guests present at the meeting.

1 Opening Remarks

1.1 Call to order 7:20 PM

1.2 Late Agenda items- no late additions to the agenda.

1.3 MOTION: (moved by Bonin and seconded by Frewin)
That the agenda for the April 24, 2006 meeting be approved
(Motion Carried)

2 **MOTION:** (moved by S. Taylor and seconded by Bonin)
That the minutes of the March 1, 2006 Director's meeting be approved
(Motion Carried)

3 **Business Arising from the Previous Directors' Meeting**
None

4 Correspondence

- Notice of an assessment of A-7 Pirates was received with no material change in tax status.
- The Nanaimo Heritage Commission sent an overview of the 2006 Heritage Summit, including a report from Rick Scott, the curator of the Protection Island Museum, outlining the museum's activities.
- Received the Sierra Report

5 Director's Reports

5.1 Peter Frewin
(see Appendix A).

MOTION: (moved by Bonin, seconded by Pearson)
To accept Treasurer's report
(Motion Carried)

6 Committee Reports

6.1 Communications Committee – Denise Bonin

The committee met and determined the annual newsletter outline. The PIRA Website is set up at -
www.pira.ca

6.2 Leeshore Initiative – John Routledge

-A copy of a letter from the office of the Mayor addressed to Leeshore Resorts.
(See Appendix B)

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6.3 Dock Committee – Cathy Pearson

-There was a discussion of monies required and earned over the last few years. Both income and expenses are up, the latter due to aging docks and bad weather. There needs to be further discussion by dock users and PIRA regarding need to increase fees (i.e to \$125) given that they have not increased for 6 years. Decals for next year are to be ordered. For the Mud Bay dock plan created by Edward and Larry Iwaskow **see Appendix C**

6.4 Parks & Roads- Norm Lowden

Liam Taylor and John Routledge met David Hill and a team from the Public Works Utilities Division to inspect several drainage problems on the island's roads. A remedy for the pooling of water by the fire-hall was developed and a crew was sent to implement a diversion.

Brian Denbigh from the roads division projected the roads would be graded and then the anti-dusting layer would be applied. This is scheduled for the 2nd or 3rd week of May, a little ahead of the usual June time because of the current dry and dusty conditions.

6.5 MOTION: (moved by Taylor and seconded by Frewin)

To accept all of the Director's reports
(Motion Carried)

9 Closing Remarks and Announcements

Next meeting: May 24th at 7:15 pm, Beacon House

10 Adjournment

MOTION: (moved by Pearson)
To adjourn the meeting at 8:45 pm
(Motion Carried)

Appendix A Treasurer's report

Protection Island Ratepayers Association

Interim Financial Report Ending April 15, 2006

Cash flows from General Account Activity

Cash Balance Feb 28, 2005	\$1482.21	
Inflow	0.00	
Outflows	0.00	
Cash Balance April 15, 2006		\$1,482.21

Cash flows from Dock Account Activity

Cash Balance Feb 28, 2005	\$2,279.32	
Dock Dues	\$140.00	
Dock Maintenance	\$(-1000.00)	
Cash Balance April 15, 2006		\$1,419.32

**E. & O.E.
Peter W. Frewin
Treasurer**

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Appendix B -Leeshore Initiative



2006-Mar-07

Leeshore Resorts (1978) Ltd.
1301 Second Avenue
Wainright, Alberta T9W 1G5

Attention: Mr. Don McIntosh

Dear Mr. McIntosh:

Re: 12 and 26 ½ Pirates Lane, Protection Island, Nanaimo

Nanaimo Council was contacted approximately a year and a half ago by representatives of the Protection Island Ratepayers' Association (PIRA) requesting Council's assistance in dealing with an ongoing shortage of moorage for residents of Protection Island. The basic request was that Council support utilization of a specified area bylaw to assist property owners in acquiring the above two properties in order to provide for a combination of additional moorage, as well as some limited vehicle parking. The use of this specified area mechanism would allow property owners on the island to acquire land and construct facilities with funds borrowed over a longer term and repaid as part of their property tax requisition.

Nanaimo City Council agrees with PIRA that moorage facilities will likely be strained as development continues on the island and its population increases. Accordingly, Council is supportive of assisting PIRA in its efforts to take a proactive approach to dealing with this issue.

To date, PIRA has indicated that it will raise all funds from its members and a municipal contribution from general tax revenue would not be required. The City has also made it clear that one of the fundamental precepts must be that the property owner is a willing participant in the sale of the property.

To assist PIRA in its efforts, City Council authorized Staff to commission an appraisal of your property in 2005 and my understanding is that this was done with your concurrence and that a copy was provided to you shortly thereafter. It is also my understanding that City Staff have committed to keep its discussions with Leeshore Resorts in confidence. Accordingly, PIRA did not receive a copy of the appraisal nor has it been made aware of the contents.



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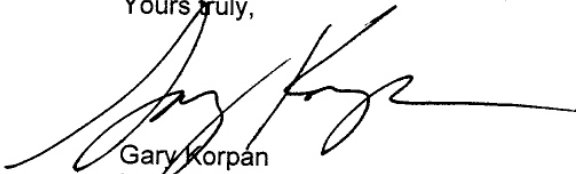
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Leeshore Resorts (1978) Ltd.
2006-Mar-07
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The purpose of writing to you today is to request Leeshore's assistance in allowing this project to move forward for consideration by island property owners. As the largest development parcel on Protection Island, your property will play a major role in what Protection Island will look like in the future. My understanding is that PIRA is aware that the size and nature of your property makes it valuable as a development parcel and there is recognition that any sale price would have to be commensurate with the market value of the property.

Thank you in advance for your assistance in working towards building a better Nanaimo. It is my hope that the plan put forward by PIRA, if successfully carried out, has the potential to provide a "win" for both Leeshore Resorts Ltd. and the residents of Protection Island.

Yours truly,



Gary Korpan
MAYOR

GK/BNM/hp
G:devplan/files/6520-20-P01/Letr Leeshore Mar2006

Pc: City Councillors
Jerry Berry, City Manager
Al Kenning, Deputy City Manager
Brian Mehaffey, General Manager, Development Services
Toby Seward, Manager, Permits & Properties, DSD
Protection Island Ratepayers' Association – 1135 Pirates Lane, Nanaimo V9R 6R1

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Appendix C -Mud Bay Dock Plan

2006 Mud Bay Dock Plan

Continue as per 10 year plan:

1. 2 new sections per year.
2. General maintenance of dock head and main floats.
3. Clean and keep clear floats and foreshore.

Update: March 25 2006

1. Built 1 new section (in place).
2. Beach clean-up, dead section removal.
3. Minor repairs to 1 finger and chain and anchor adjustments.

It was a successful day's work by half a dozen people, thanks to Wes, Doug, Joe, Terry, and Larry. Special thanks to Sandy and Janet.

Plan: April 1 2006

1. Build 1 new section (in place).
2. Clean-up beach and detriment, including controlled burn.
3. Maintenance to gravel on access trails, road access and dock head ramp.

Attn: Mud Bay Dock Users, et al;

2005 was a busy year for maintenance. I was able to put in 28 full days of quality production work. Without the help of about a dozen brave souls I would not have achieved much. The thousands of dollars spent is an integral part and all who contributed are to be commended. P.I.R.A. once again fought the good fight and maintained the paperwork, lease, insurance, and banking. Thanks to all!

To name a few: Doug, Terry, Al, Al, Al, Don, Frazer, Wes, Glen, Steve, Scott, Dean, Carl, Barb, Jason, Aiden and Olen, Bob, Will, Mary, Ruth, James, Cathy, Kathy, Sandy, Janet, and all the children plus many others (sorry if I forgot you!).

Following the plan, what's next?

1. Upgrade 2 sections complete with tie-up rails.
2. Install brace, as per artist's rendition and existing steel brackets.
3. Demolition of old dock head (complete kayak "storage" structure).
4. Shore-up shore (to stop erosion around dock head)

For #2, 3, and 4 see artistic interpretation of future plan, posted nearby! (Thanks Carl!)

Sincerely,

Edward and Larry Iwaskow

Questions? Comments? Contributions?

Regarding maintenance or general questions: Larry or Edward at 754-1587

Regarding insurance, finance, foreshore lease, paperwork questions: Cathy 753-9699

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