

Serenity Bay Lake Club (SBLC) , Annual General Meeting Minutes

Date: June 24, 2026

Location: Virtual Meeting

1. Call to Order

The first Annual General Meeting of the Serenity Bay Lake Club (SBLC) was held virtually on June 24, 2026. The meeting was called to order at **6:00 PM**.

2. Presenters

- **Ethan Miller** – Board of Directors Member
- **Kirsten Dale** – Property Management Representative, MCRS

3. Introduction

The meeting commenced with introductions of the members of the Board of Directors and the MCRS property management team.

Kirsten presented the mandate and roll of the MCRS in managing the club property management and operational activities.

Ethan Miller presented an overview of the work completed during the previous fiscal year, including the associated budget allocations and expenditures.

4. SBLC Website Introduction (<https://www.serenitybaylakeclub.com>)

The newly developed SBLC website was introduced to members. Emphasis was placed on utilizing the website as the primary communication and information-sharing platform between members, property management, and the Board of Directors.

5. Current Year Work Plan and Projects

Ethan Miller reviewed the work plan for the current fiscal year, highlighting projects that have already been completed and those that are currently underway or planned for completion.

Projects discussed included:

- Purchase of five Muskoka chairs and two picnic benches
- Extending docks for 10 meters
- Restoration of the pathway within the park
- Improvements to the parking area located in front of the park
- Addressing weed growth issues surrounding the dock area

6. Financial Overview

The operational budget was presented to members, along with details regarding the one-time investment provided by LIV for:

- Dock extension
- Weed removal, Solar Cameras, and purchasing furniture for the park

7. Question and Answer Session

The meeting proceeded to a question-and-answer period. The following items were discussed and corresponding action items were identified:

a. Landscaping Around the Parking Lot

A member suggested removing unnecessary grass areas surrounding the parking lot to reduce maintenance requirements.

Action Item: Ethan Miller has actioned this item and replaced this area with stone.

b. Drainage Concerns at the Park Entrance

Members raised concerns regarding water accumulation near the parking lot entrance gate, which results in flooding along the pathway to the lake.

Action Item: $\frac{3}{4}$ gravel was placed at the base of the pathway and topped with screening. Monitor flooding, ground water is above average this year and at this time.

Members also suggested relocating the entrance gate if drainage improvements on the east side of the park prove impractical.

c. Use of Park Shed Structures

Questions were raised regarding the purpose of the two shed structures within the park and whether members could use them to store personal belongings at their own risk.

Decision: Directors approve of personal use of sheds to store chairs, but at owners risk. Sheds may not be locked at any time. If demand increases or shed capacity is limited, we may define a new procedure.

d. Kayak Storage and Boat Docking

Members asked about the use of the storage rack for personal kayaks and the possibility of docking personal boats.

- The Board supports the use of available storage rack space for personal kayaks at the owners risk while capacity remains available. If capacity for storage is not available, kayaks need to be taken off the premises.
- If demand exceeds available space, the Board of Directors will establish policies and procedures to ensure fair and equitable access for all members or explore options for additional storage.
- Regarding the docking of personal motorboats, the board has decided that no motorboats shall be docked at the Serenity Bay Lake Club dock due to the risk to recreational water users such as swimming, kayaks, canoes, fishing etc. Kayaks and other recreational watercraft may not be docked overnight or for long periods of time without the owner present.

Action Item: Board of Directors to update Rules of park use and post to Serenitybaylakeclub.com

Members encouraged to submit their requests and suggestions to the Board for future consideration.

e. Pest Control Concerns

Question was raised regarding pest control, particularly concerning spiders.

One member suggested the use of a spider-control treatment (Spider Killer brand). Kirsten Dale will provide information regarding a reputable pest control company specializing in this area.

Action Item: Information on lake front living shared practices will be shared with members through the SBLC website.

f. Usage for Visitors, long term rentals, short term rentals

- Members raised concerns about usage by visitors, long term renters and short term renters. Rules have not been established on the topic at this time. Board of Directors to review and advise.

Decision: At this time visitors and long term renters may use the park at the club member's responsibility. Members who want to offer club usage to short term renters (Airbnb, Vrbo Etc.) may do so, provided the member signs a one-time consent form to accept responsibility for any potential damages from their short term use. This consent form needs to be filled out and sent to SBLC.Directors@yahoo.com.

Action Item: Create and post consent form to website. Directors to send notification through SBLC Site.

8. Adjournment

Ethan mentioned that the presentation and minutes of the meeting will be posted on the SBLC in next few days.

There being no further business, the meeting was adjourned at **6:50 PM**.