

Serenity Bay Lake Club Annual Meeting

A complete retrospective of last year's operations and strategic
roadmap for the year ahead.



Meet our Directors

SESSION HOST: ETHAN

Board of Directors

Community leaders steering our association's governance and vision.

- Oversight of park improvements
- Ensuring compliance with local environmental statutes
- Fostering collaborative growth among our active members

Members of the Board

- Masoud Ensafi - Secretary
- Ethan Miller - Treasurer
- Seyfeddin "Mike" Hosseini - Chair

Contact SBLC.Directors@Yahoo.com

Meet our Property Manager

Property Management (MCRS)

Overseeing the physical assets, operations, and day-to-day upkeep of our park:

- Routine park landscaping and pathway maintenance
- Rapid response to community feedback & site safety issues
- Administration services
- Can be reached through the SLBC Website for regular maintenance issues



The logo for MCRS Property Management is located on the right side of the slide. It features a stylized illustration of a modern building with three vertical sections, each containing a window. A yellow arc curves around the building. To the right of the building, the text 'MCRS' is written in large, bold, yellow capital letters. Below 'MCRS', the words 'PROPERTY' and 'MANAGEMENT' are written in smaller, yellow, outlined capital letters, stacked vertically.

- MCRS emergency response line available on their website for emergencies such as fire, threat to life or property only.

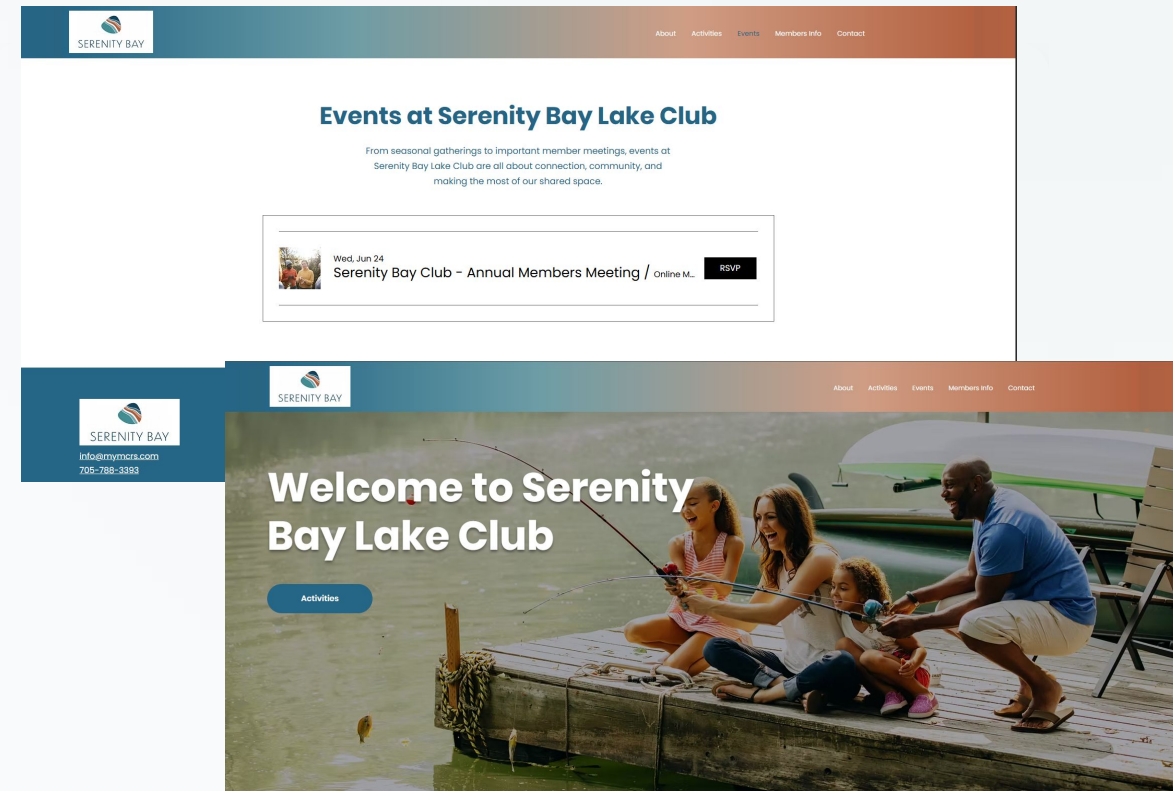
OUR DIGITAL GATEWAY

Utilizing the Members Platform

Our newly designed website is now the central hub for member-community interactions, ensuring efficient communication loops:

- **Frequent Communication:** Real-time event planning, local event postings and park updates.
- **Feedback Portal:** Streamlined forms to instantly submit suggestions and property queries.
- **MCRS Integration:** Quick service request logging directly linked to the management queue.

[Serenitybaylakeclub.com](https://serenitybaylakeclub.com)



2025 COMPLETED WORKS RETROSPECTIVE



Landscape Care

Routine maintenance cuts, aquatic weed removal and winter fallout cleanup.



Trail Restoration

Re-grading and fresh graveling completed across main walking loops to secure accessibility.



Safety & Signage

Installed safety signage and management contact information

FY 2025 BUDGET RETROSPECTIVE

\$22,500
OPERATING BUDGET

FY 2025 Budget Performance

Last year's operating expenditures were tightly managed to optimize basic site operations.

- **Ground Maintenance:** Managed cleaning, seasonal lawn cuts, and initial park cleanup.
- **Resource Allocation:** Met targeted baseline operations within our \$22,500 envelope.
- **Longevity:** Careful budgeting to extend LIV's funding beyond the estimated 5 years per the Schedule P in the APS

UPCOMING 2026 INITIATIVES



Dock Extension

Extending the dock an additional
10 meters out into Lake
Couchiching



Aquatic Weed Cleanup

Clearing weeds around the dock
in compliance with MOE and DFO
requirements to improve function
and aesthetics of the park



Furniture

Muskoka chairs and picnic tables
for families to use while enjoying
the waterfront.

UPCOMING 2026 INITIATIVES



Trail and Parking

Restoring and refreshing the gravel at the trail and parking lot



Solar Camera

Solar cellular camera to be installed for live view and park monitoring.



Quality Improvement

Monthly mosquito spray applications to reduce the amount of mosquitos in the park.

FY 2026 FINANCIAL ROADMAP



The \$26,048 June 2026 Capital Improvement Budget operates as a separate, dedicated cash injection to fully fund the dock extension, muskoka chairs, picnic tables, mosquito spray, solar camera, website creation and hosting.

AUDITOR SELECTION MATRIX

Audit Firm	Core Specialization	Est. Annual Fee	Recommended Action
Orion CPA	Small Business and Not for Profit	\$ Not Received	
Dave Stevenson	CPA Public Accountant	\$2,800	

MODERATED OPEN SESSION

Questions & Discussion

The floor is open for members to bring up ideas, questions, and strategic points.

Slideshow will be uploaded to the Serenity Bay Lake Club
website under Member's Info, Documents.