

March 7,2012

### President's Report 2011

Well, it was a big year for Park improvements. The support from last April's AGM was overwhelming for proceeding with the front entrance upgrade and endorsing the revisions to the owners package, bylaws, rules and regulations. From the AGM to early July the entrance project was full steam ahead with moving dirt, rocks, old concrete and installing Allen blocks, trees, shrubs, walls, paving stones, and gates. The project was completed slightly under the estimated \$34,000.00 budget. We used three contractors on this project, Kham and Jerry for removals/wall/trees, Nuleaf for the garden, rocks, shrubs, and path, Talon for the gates and sign relocation. We also utilized volunteers for painting, window moldings, and electrical changes. As the project progressed, various trade offs were necessary to stay on budget. We felt it necessary to update the club house trim and upper level colours to complete the aesthetic upgrade. We got an unbelievable price of \$500.00 (labour) to power wash and paint the clubhouse siding by Mike Holmes (no not the guy on the TV). Based on the positive feedback from owners and visitors, I am very happy with the success of the front entrance transformation. Many thanks to the contractors who did an excellent job, the volunteers, and of course my wife for many hours as design consultant/painter/gardener and keeping my hair glued on.

As mentioned at the 2011 AGM, there was a height issue with the overhead power and cable lines to the lower washroom. They had been snagged by a newer/larger propane delivery truck. After a review with Fortis and several electrical contractors, it was concluded that the best solution was to install a new power pole to raise the wires. This was done at a cost of \$4,000.00.

In July our tenants gave notice that they would be leaving at the end of August. It was challenging to find a new tenant despite numerous ads so the suite was empty for 4 months. As the suite required maintenance (dishwasher replacement, window tinting) and general painting and cleaning we were able to take advantage of the vacancy. During this time, Ray was able to find a new tenant and has secured a 2 year commitment from them starting January 2012. The vacancy period and the added expense to repair/upgrade of the rental space resulted in an unplanned additional cost of \$9792.00 to our budget.

I believe most of the owners are aware of the tragic boating accident and fatality that occurred this summer with one of the Park's guest, our sincerest condolences to the family and friends of Marco Corbin.

Again, the volunteers are responsible for another successful year at the Park. Whether it be the efforts of the social committee, directors or others involved in recycling, winterizing, cleanup projects, repairs, etc. Many thanks to all of you and your great work, we really appreciate it.

Based on feedback and a motion at the 2011 AGM, we will be breaking down our annual Park fees into 3 parts. Maintenance (covers all the normal annual operating costs of the Park), Special Assessment (covers one time improvement/upgrades), and Society membership (\$5.00 fee). This is expected to help clarify and track the costs of specific projects.

Looking forward to enjoying another great summer in Paradise! Hope to see you at the AGM

Respectfully submitted  
Randy North