

## BOARD MINUTES - March 30, 2023

PRESENT: Betty Wade, Steve Russell, Dave Brabrooke, Charlene Purcell and Sally Radigan

NEXT SCHEDULED MEETING: TBD

Approval of February 6, 2023 Board Minutes - approved by Steve Russell and seconded by Charlene Purcell

### 1. Update re: License Agreement and Sales Purchase Agreement - Steve

- We have yet to receive the revisions to both the License Agreement and Sales and Purchase Agreement.
- We have given John Ewart authorization to send the MSAC chattels list to the City to be attached to the Agreement of Purchase and Sale.

The following revisions to the License Agreement were submitted to John Ewart on March 6th:

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(a) Remove APS Schedule A item 6. **“This Agreement is conditional upon the Seller providing the Buyer with a copy of the appraisal that was commissioned by the Buyer in October, 2021.”** We are not aware of any appraisal commissioned by the Buyer. An appraisal commissioned and paid for by PLBC during the peak of Covid is now out of date and irrelevant. The City has already had the property inspected by a licensed inspector reporting the building to be faultless.

(b) Revise our November 18, 2022 suggested change to the to the License Agreement Recitals: F to be changed to say “The Club has, in consideration of the City’s forgiveness of its indebtedness to the City of a \$145,000 outstanding loan balance plus interest and the City’s forgiveness of the Club’s remaining liabilities under the Municipal Capital Facility Agreement with the City and the City’s execution of this License Agreement, , transferred the 2.1 acres Lands plus the Centre constructed in 2011 at a cost of \$2.7 million dollars, to the City.” These changes are to reflect the replacement cost of the building that the City wants and the PLBC is virtually ‘donating’ - not the 2021 COVID depresses market value nor the PS2 zoning -restricted market value impose by the City that wants the facility. The required documentation in the City/PLBC License Agreement may be of critical importance in PLBC defending maintaining and renewal of the agreement and in possible appeals to future City councils for a continuation agreement beyond the 29-year limit.

2. Fund transfers to MSAC account required to cover expenses for month of April - Dave
  - Betty transferred \$800 on March 30. Balance: \$2260.73
3. Preparing for Open House
  - Set up outdoor sign - Steve and Dave
  - Set up advertising signs - Steve and Dave
  - Print Membership Application forms - Sally
4. Update: lesson registration - Sally
  - approximately 8 individuals have signed up so far
5. Update: Rock n' Bowl league - Sally
  - big success; registrations in the twenties so far
  - Dave Levecque needs keys to the Equipment Shed to do an inventory of the bowls. Dave B. will give keys to Dave L.
6. Update; Club promotion - Sally
  - Steve has arranged for ad to appear in the April newsletter for Mapleridge and Activity Haven.
  - Once Agreement is signed with the City, Steve will make arrangements to have a community spot on CHEX news morning show.
  - Check cost for putting ad in Examiner and/or This Week - Steve
  - Ken Featherstone will be preparing a promotional email to our members and will drop off the PLBC flyer to various organizations.
7. Membership Cards - Sally
  - 100 cards printed by Vista Print and have been passed on to Charlene for Open House
8. 2023 Budget to be reviewed and approved on Tues., April 4
9. Advertisers and Sponsors - Steve
  - Steve to contact Donna Hunt and Ron Kinsey for assistance.
10. Other Business
  - (a) Presentation of the Hall of Fame project by Isabel Kropman.
    - presentation to be put on hold until Agreement is signed with the City
  - (b) Press Release - Steve
    - in anticipation of signing the Agreement, Steve will prepare a draft press release for us to review. To be cleared by Rob McAulay.
  - (c) Email from Dan Matsushita/Fleming College re: team building event; use of greens and facility. Week of June 5th or 12th. Betty to pass on the Rob McAulay.

(d) Short mat bowling - will broach the City about short mat after the deal is signed.  
Ask them if they would consider including it in their fall/winter program.

Meeting Adjourned: 2:00 pm