

HEALEY LAKE PROPERTY OWNERS ASSOCIATION (HLPOA)

AGM –MINUTES AUGUST 31, 2025

Location: Lakeshore Marina. Sunday, August 31, 2025 10:00 a.m.

2025 Executive:

President	David Latter	Vice President	Brian Steinhauser
Treasurer	Rick Kean	Secretary	Debbie Latter
Membership	Sharon Tosswill	Fire and Safety	John Mendicino
Dock Talk	Ron Hutzul		
Regatta	George Youngberg, Michelle Burandt		
Advertising	Jenna Harbaugh	Cottage Watch	Arnie Sperl
Lake Stewardship Committee.	Doug Thompson		
Webmaster	ex officio – Dave Duggan		
Councillor	ex-officio – Dan MacLeod		

President’s Welcome and Report

Meeting opened with Karaoke from George and Michelle. Dave welcomed members. Most, if not all, of the HLPOA goals for 2025 have been accomplished. A new extension to the Kapikog dock was completed and cottagers are now happy. No one has fallen off this one. Thanks to Robert Langenfeld, TOA and Dan for their assistance. Thanks to Ben and Shelley for again letting us use their boat house.

Brian Steinhauser was elected VP at the May AGM and will be taking over as President in 2026. He grew up on Healey. Enjoyment of life on the lake has been a driving reason for being a volunteer. Thanks for joining. Hope you get as much support as I have. The long search for a replacement President can now be struck off Dave’s personal list.

New By-Laws were approved last May. Thanks to Ron Hutzul and Bob Byrne for spearheading.

The Association could use a 5th Director to help oversee things. Everyone gets involved in all activity but we would like another to share the work.

Re: Regatta George & Michelle have not been looking as long as Dave has but the Association really needs a new Regatta Coordinator(s). Preferably by year’s end. We just need someone to oversee all the existing volunteers who help out.

Re: Marinas We benefit from having 2 marinas on the lake. There are many lakes and Cottage Associations where Marinas don’t have enough business and are forced to close. The TOA well knows as they bought one to ensure a Marina presence. It’s important to support them. Marinas have high overhead and insurance combined with a short season. Gasoline naturally costs more to buy on a lake than on the road. We hope people make the effort to ensure the continued availability of gas on the lake.

Review Minutes of AGM May 18, 2025

Motion to accept: Rob Harris. Seconded: Bob Byrnes. All in favour Yes

Executive Updates

Treasurer Dave provided an update. The 2024 financial statement has now been audited and was circulated at the mtg.

Starting balance for Mar 1, 2025 was \$ 26,294.48. Current Balance at June 30, was \$26,159.98
Emergency Dam Account is \$17,976

Major expenses for 2025 include: Fire Pump Replacement, Insurance, Porta Potty at main landing. – about \$1300, FOCA Membership. About \$1200

Revenue from Bottle Drive was around \$600, about \$300 below 2024 numbers.
Membership is down from last year but a recent renewal drive should result in a small increase.

Regatta Profits – income from shirts, silent auction, food, wine raffle and other activities brought about \$7K. After years of being in the red, under the leadership of Youngberg-Burandt and their lineup of star volunteers, the Regatta has blossomed.

Move to accept the **audited 2024 Financial Statement** by John Mendicino. Seconded by Symantha Rush. All in favour. Yes.

Regatta:

George and Michelle gave an overview of a successful Regatta and provided an article for Dock Talk. Organizing the Regatta has become easier thanks to having such a great team of volunteers to work with. They would love to see it keep going and for someone to assume the convenor role. They thanked all volunteers including Joy and Garth whose help at the end of the day for cleanup should not go unnoticed.

There were several members' questions and discussion about Regatta swag and apparel. All items sold out including an array of leftovers from 2024.

Q: What about doing pre and post orders? **A:** The Regatta is run 100% by volunteers. We don't have an adequate storage facility to hold inventory and prefer not to do presales as this doesn't give full opportunity for Regatta goers to make purchases.

Q. what about giving all the kids T-Shirts as was done in the past. It was noted that most available apparel were adult sizes. **A:** It has only been in very recent years and under the leadership of George and Michelle, that the Regatta has gone from the red to black. The free distribution of kid's T's had substantially contributed to those losses

This year tattoos, stickers and bracelets were provided free of charge. Face Painting, making of bracelets and other crafts have always been at no cost. Something is always given to kids every year for free but not T-shirts.

The Healey market for kid's apparel was saturated for a couple of years. Sales were poor and items left over. We can look at this again next year.

Reminder that the Association membership is only \$40. If a free T shirt to every child at Regatta is an objective, maybe this should be increased? Or you can come to the Regatta and buy and bid on everything that is there. Symantha and others thanked M and G for organizing a wonderful Regatta,

Fire and Safety – John Mendicino

The Association purchased 5 new Honda pumps in the spring. Rather than continuing to replace one pump each year, the Executive decided to replace 5 and all hoses at once. This

makes all 11 lake pumps the same and compatible with all new hoses. Most of the storage bins have now been replaced and the remainder will be forthcoming in the Spring, 2026.

This year, rather than move and store the “seasonal” pumps in a common location for the winter, all 11 pumps will be serviced and left in place in the boxes at their existing locations. There is no tangible difference between storing pumps in an unheated trailer with an unplowed parking lot vs. being stored in a bin in their current location. There is, however, a big difference in the manpower and time required to bring the seasonal pumps to a common location.

In 2015, the Association facilitated the purchase of several personal pumps for interested Members. It should be noted that those pumps are not likely compatible with the new pumps on the Lake. Contact John Mendicino and he can advise you on what may need to be done to make those 2015 pumps compatible or provide specifics on the type & model of pump that the Association has been purchasing in recent years. Incompatible pumps and hoses were both noted at a lake fire in the fall of 2024

The location of the fire pumps and a map are available in the August 2025, Dock Talk edition and will again be available in the 2025/26 Lake Directory.

Environmental Stewardship – Douglas Thompson

Re: Invasive species, we have noted the presence of yellow iris and spiny water fleas. Yellow iris grows faster than native plants and eventually will crowd out the purple type. Spiny fleas have hard shells creating problems for fish. We can expect more invasive species. There are over 200 in SW Ontario.

Asian Milfoil is one we can hope to prevent if we all work together. There are lots of boats coming in and out. It's the law to wash your boat when changing lakes. Quebec requires \$25 to wash a boat. Fines are posted at main dock; signs as well at the docks but these could be bigger. Doug has put an article in DT about washing down boats. (Do not wash them IN the lake.) A power washer is more effective but hoses will do. It is a matter of education. We lack car and boat cleaning stations on our lake so please do it at home or when you pull your watercraft well out of the lake

Ben commented that the main problem is day boats. Doug recommends educating your visitors to the cottage. Maybe the Townships (Georgian Bay & The Archipelago) should consider a cleaning station or car wash facility in MacTier as well as twice a year Education programs. Asked about using the lake fire pumps, Doug said it would be too strong to use for cleaning. If it became enforced, Ben could install a station but it should be located as far away from the lake as possible. Doug says that boats that have been the water for a while collect a lot of algae. Car wash would be a good idea but the best we can do is to educate. There was ongoing discussion that although cleaning your boat between water bodies is a provincial law with fines, reporting (to whom?) and enforcement (by whom?) remain as question marks. The Township can't be expected to enforce although Doug was not sure to whom it should be reported. Dan endorses bigger signs.

Q: If it is a provincial law. should we be pressuring our local MPP rather than the Municipality, to enforce it and/or raise the fine for dirty boats? A: you can't expect the TOA to enforce it but on a long weekend, that might make more sense.

Re: Forest fires. We may be good at predicting weather but not fires. Climate change with deepening periods of hot weather. In future, this could result in forests propelled by dry conditions. Fire service won't come and pumps will help, but not always. Need to fireproof your cottage. An article in Dock Talk discusses clearing under decks, removing brush and keeping trees 15 meters from your cottage. Can expect insurance rates will change in future. California is now refusing to insure those in fire risk areas. Sprinkler system installations are also an option. The link to a Handbook on the website (see Resources: Wildlife Water Pumping and Sprinkler Handbook) looks at many factors such as wetting the ground once a week.

A member noted that the gap into Kapikog Bay is full of golf balls and presents an environmental issue. Hopefully the people using the gap as a driving range know about floating golf balls.

Membership 185 at Aug 30/25

Numbers are low for this time of year. Renewals will again be sent out.

There is a way to establish automatic payments through Pay Pal but the individual user must set this up.

In response to a Q about publishing the names or properties of inactive members in Dock Talk, there are privacy laws that prevent this. If you don't hear from us – you have already paid. In some cases, your email addresses may have changed, we haven't been notified and we can't make contact. Reminder to always complete a Membership Form with your current contact info.

Dock Talk

The midsummer DT is done and should be on the website this week. It was not long ago that all Memberships and Dock Talk editions were mailed out to members. Email has saved HLPOA a lot of funds that are now used for other purposes. Members commented that they find Dock Talk of interest. Good to hear.

Cottage Watch

This annual service needs more volunteers. Contact Arnie Sperl. More cottages are being used year round so we now ask on the Membership Form if a Cottage Watch visit is wanted. Despite a slight reduction in places to visit, too few volunteers are carrying too significant workloads. Your help is needed.

Councillor Report Dan MacLeod

Dock Talk mentions spraying for mosquitos and ticks. The article is mean not meant to alarm you but to point out that the chemical Permethrin, a synthetic that kills mosquitos and ticks – also kills bees, butterflies and other types which are crucial to lake life. This synthetic chemical is one that doesn't know boundaries. Let neighbours know what you are doing. Read the article. There are health and safety issues – both human and wildlife/pets. Rake your lawn, get rid of standing water, install bat houses. There are many other options to help eliminate mosquitoes and ticks.

TOA has a "Sludge Judge" – a dipstick that tells you what you should know about your septic tanks. A nice indicator of how much sludge and whether you need a clean out. Can pick one up at the office in Parry Sound.

Grass cutting on Healey Lake Rd. Dan has requested this be done twice a season.

Phragmites originated in the Orient and were introduced here to enhance lawns and gardens. They have long migrated to everywhere but the gardens. It especially proliferate in the wetlands. Here they choke out native plants & bullrushes. The thousands of seeds produced by the plant are not eaten by any birds so they can spread quickly and root systems are so thick that movement of frogs and other small creatures is impeded. MTO and Municipalities are engaged in a battle to remove it. Eg along Kapikog Rd. If you see any Phrag, phone in the location to the public works department.

Abandoned docks - How many & where on the lake.

Dan is making arrangements to have abandoned docks picked up. Aiming for the end of September.

Other items:

1. Internet update Richard Martin (Lakeside Wireless)

Richard's update: he will continue to provide service on Healey. Legal involvement in the sale of his company are taking longer but regardless, internet will continue in future. Richard still recommends that Mike's communication run lines to your cottage. Even if you don't want to sign with Bell, they will run to every unit. RM says he looks forward to continuing and would like us to consider supporting local.

2. Internet on Healey – Bell Update

Robert Szczebiot. robert@kene.pro or info@kene.pro Their team, working on behalf of Pickard Construction and alongside Bell, has taken over the consent side of things re: Bell internet. Mike's is a subcontractor. There are some issues in the system with how things were input by others so they are making sure all those are corrected and no one misses out.

After giving consent to having the work done on their property, Bell will later be in contact and once the network is going live, they will let people know and offers and packages available for the area.

3. How to manage incidents that require the attention of the **By-Law Officer**

Liam Thompson. 705-774-3630. Was a presenter at May 2024 AGM

There was an incident on lake with a late night dock fire when fire ratings were high. When the fire was drawn to their attention, some abusive comments were made. Person bringing this to the Association's attention, didn't want to pursue it further.

Q. Is there someone else that can be called who doesn't mind getting involved. Can phone someone else on lake who doesn't mind. Eg We are witnesses and will get bylaw officer to come and charge you. A: Dan said to contact him directly or phone the TOA office.

4) Fox Back boat launch ramp repairs needed.

FB ramp apparently has a big rock that is creating a problem for launching boats. The Association with work with the TOA to find a solution.

5) Fire Boat Update

At the Spring AGM a fire boat, like that owned by the Crane Lake Cottage Association, was suggested. The Executive has looked further at this. It is very expensive to buy and maintain

such a boat. Insurance rates would double or triple. There are issues with training, liability etc. We have a hard time getting volunteers for many small things let alone a significant task such as manning a fire boat. The HLPOA Executive is not prepared to investigate this further. We have invested heavily in new pumps and equipment this and in recent years.

Our current priority is to make sure everyone who is interested , signs on our **whats' app, fire alert**. Now have 45 people but could use many more to assist in an emergency. If you want to be added, see John Mendicino. Can also use the app to report illegal fires on the lake if necessary.

6) Q was asked about short term rentals (STR) and potential fees. A: Dan indicates the Township is still working on an STR paper but nothing has been finalized. There will be a future charge. Forms will be required and the time period for a rental will be indicated.

7) Golf Tournament?

In the past, Mariner's Cover (P Hintze) organized an annual September golf day Alex Scott asked if the HLPOA would consider getting involved and establish a Committee to look into it. He felt 30-40 people might be interested in participating. Alex has reserved times for a Sept 20 tournament and still has a few spots open. **The Executive will consider this for next year.**

Closing Remarks

David L thanked members of the Association for their continued support and particularly the HLPOA Executive: Rick K, in his role as Treasurer, makes sure we have everything filed with the Province and is a real asset to the organization. It's hard, as we are finding out, to find better Regatta Coordinators than George and Michelle, knowing their strength comes from a slew of seasoned & eager volunteers who do everything from food, Beer Tent, Lake Swag, Silent and Wine Auctions, Kids crafts & prizes to running events.

John M has undertaken a huge task in sourcing and replacing pumps and all hoses; not to mention putting together the whats app Fire Alert. Doug T is keen on the environment, in particular , our lake environment. Thanks to Doug for all his efforts.

Sharon T has been long involved in membership and even longer in Healey Lake life. Ron H may be shy on timeliness but is just great on putting it all together for us in Dock Talk, as is Jenna who handles all advertising..

At this point, Debbie L has institutional memory and keeps us all up to date with Minutes, Meetings and the Lake Directory.

Dave wanted Brian to know that everyone will support him in his Presidency. Dave also expressed his own pleasure to have been involved in Association activities these past 9 years.

Meeting adjourned.