



Annual General Meeting Minutes 2025-04-30

Date: April 30, 2025; 7:00 – 9:00 pm

Location: Armour Heights Presbyterian Church, 105 Wilson Avenue, Toronto

Attendees: Frugina Ball, Mark Ball, Margaret Bernardo, Mike Colle (Deputy Mayor and Councillor), Meg Davis, Johan Duker, Naomi Falkner (BPRO), Carolyn Ford, David Ford, Elizabeth Geleff, Paul Giroux, Tim Higgins, Ron Johnson, Peter Joynt, Rick King, Kvin Lahey (Toronto Pets/BIA), Gary Langdon, Stephen Lokash (Councillor's office/BIA), Joanne Pratt, Cathy Poole, Jim Sadler, Roby Sadler, Barbara Schmid, Doug Schmid, Ken Sutton, Bill Whiteside, Bob Williams, David Yeates, Wendy Yeates

Welcome and Introduction

Jim Sadler welcomed everyone to SAHRA's Annual General Meeting for 2025. Jim introduced the three SAHRA Board members. Jim welcomed our long-term volunteer Ron Johnson as well as our other significant volunteer, Heather Crawford, who was not in attendance. Jim recognized Naomi Faulkner as representing Bedford Park Residents Organization. Jim also welcomed our guest speakers, Deputy Mayor / Councillor Mike Colle, and Meg Davis, Chief Development Officer for Waterfront Toronto and a member of SAHRA.

Territory Acknowledgement

Jim Sadler presented SAHRA's Territory Acknowledgement.

Approval of Minutes of AGM of April 29, 2024

The minutes of the SAHRA Annual Meeting of April 29, 2024 had been distributed to member registrants via email. It was moved by Ron Johnson and seconded by Tim Higgins that the minutes of the April 29, 2024 meeting are approved. The resolution carried.

Treasurer's Report

Gary Langdon presented the Revenue, Expenses and Balance Sheet details as of December 31, 2024. In 2024, Membership contributions totaled \$11,260. Total income in 2024 was \$62,719. This includes a \$50,000 bequest from the estate of former director and officer Sheila Dunlop. Expenses totaled \$3,664. The expenses remain much reduced from years prior to 2022 due to there being no need for planner or legal representation at TLAB or OLT where the Province has eliminated the ability of residents' associations to appeal. However, the law may change in the future allowing SAHRA to appeal development decisions. Most costs were related to normal communications, office and insurance expenses. The balance sheet shows net assets increasing from \$35,105 in 2023 to \$94,183 in 2024.

It was moved by Gary Langdon and seconded by David Ford that the financial statements as of December 31, 2024 are approved. The resolution carried.

Gary Langdon presented a summary of Memberships and Contributions. Our subscriber list for our weekly eBlasts has increased from 535 in 2022 to 554. For 2025 to April 25, of the total number of Households in our area (820), there are 113 contributors (14%). This compares to 151 at the end of last year. SAHRA is working to minimize the drop off by regular follow-ups with lapsed contributors. A list of 2024 contributors was displayed and Gary expressed the Board's appreciation of their contributions in support of SAHRA's activities.

Tim Higgins suggested that Sheila Dunlop should be memorialised by, for instance, planting a tree in her honour, somewhere in the neighbourhood. Jim Sadler responded that SAHRA is thinking of memorialising Sheila in another way and is working with others to see if there is wider support to do something bigger. Nevertheless, the comment was appreciated.

Extraordinary Resolution: Waiver of Audit and Review Engagement

It was moved by Bob Williams and seconded by Bill Whiteside that the Association is exempt from any requirement to have an audit or a review engagement for the financial year ending December 31, 2025. The resolution carried by greater than 80% of votes cast by eligible voters.

Call for nomination / election of SAHRA Directors for 2025

The following people agreed to stand as Directors of SAHRA for the 2025 year:

Gary Langdon
Jim Sadler
Bob Williams

Jim Sadler asked if there were any additional nominations from the floor. There being no additional nominations, it was moved by Wendy Yeates and seconded by Mark Ball that this slate of Directors for 2024 is approved. The resolution carried.

Election of Officers

The following people agreed to stand for the following positions:

President	Jim Sadler
Vice-President	Bob Williams
Treasurer	Gary Langdon

It was moved by Roby Sadler and seconded by Joanne Pratt that this slate of Officers for 2024 is approved. The resolution carried.

Annual report

Jim Sadler gave an overview of SAHRA's activities during 2024 and early 2025, and Gary Langdon gave an update of development-specific activities.

Thanks to our Volunteers

Bob Williams extended a Thank You to multiple Member volunteers who provided support to SAHRA's activities by dedicating their time and knowledge to supporting our ongoing initiatives in 2024 and early 2025. These volunteers assisted with membership, volunteer recruitment, our Neighbours' Night Out event, delivery of the 2024 newsletter and helping other volunteers.

Volunteer Opportunities

Bob Williams outlined the various roles that one could play as a Volunteer to help with our efforts for the Neighbourhood. Please contact us at info@sahratonto.com if you are interested.

ONCA-compliant by-law

Jim Sadler explained that the Province proclaimed the Ontario Not-for-Profit Corporations Act in October 2021. This Act governs SAHRA and it is necessary to bring our constitution into compliance. Jim reviewed the process that SAHRA took to assemble a compliant by-law that would replace the existing constitution. The proposed by-law has been approved by the Board. Jim explained that the Ontario government provided a "default" by-law which formed the basis for the proposed by-law. Community Legal Education Ontario also provided different options, paragraph by paragraph. SAHRA chose the option which most closely followed the existing constitution except in four cases, each of which were reviewed at the meeting. For many paragraphs of the "default" by-law, there were no paragraphs in the constitution covering similar materials: in these cases, the option that best suited SAHRA was chosen.

Some paragraphs in the constitution were not in the proposed by-law: either the paragraph is already governed in the letters patent or the recommendation is that the constitution's paragraph become a management decision (rather than in the by-law) or that there is no need to make a statement on the subject.

Following the presentation, it was moved by Jim Sadler and seconded by Bill Whiteside that By-law No. 1, in the form submitted to this meeting, is hereby approved to take effect as of today, and as of today all prior by-laws and constitutions of the Corporation are repealed. The resolution carried by greater than 80% of votes cast by eligible voters.

New Business

Jim Sadler asked the attendees if they had any items to raise as New Business. There was none.

Question and Answer Session

Jim Sadler asked if there were any questions related to the business portion of the meeting. There was none. However, Tim Higgins suggested that, to reduce the risk of a Break and Enter, a dog toy outside near the front door would be helpful. It was also suggested that thefts from mailboxes were likely higher during the pandemic when employees working from home were sending cheques via mailboxes in residential areas. This practice has likely subsided in the last few years and that may be the reason why fewer thefts seem to be taking place from mailboxes.

Termination of the business portion of the annual meeting

It was moved by Bob Williams, seconded by Tim Higgins that the meeting be terminated at 8:27 pm. The resolution carried.

Deputy Mayor / Councillor Colle

Jim Sadler introduced Deputy Mayor / Councillor Colle, who spoke about the following issues:

- Tunnel under Highway 401. The project planning is proceeding. Should construction take place, there would be increased traffic in the area due to trucks and other construction equipment. Construction could take 10 to 20 years. After completion, there would be increased traffic from vehicles entering and exiting the highway. The Councillor provided a petition against the project, for attendees to sign. He suggested that we need to mobilise against the project early.
- Crime: Auto theft started coming down after the City reconstituted an auto theft task force. Theft from retail businesses through their point-of-sale terminals was significant but is way down now due to changes made in the technology in the terminals and the way businesses password protect them. A BIA would have allowed members to realise earlier that there was an increasing trend of theft taking place. A safe main street also leads to a safe surrounding residential area.
- The Councillor requested attendees to sign up for his digital newsletter.
- The Councillor hopes the proposal for the Pusateri's site goes ahead as envisioned, without the developer asking for more.
- Jim asked the Councillor to wrap up as there was another speaker to follow him and time was getting short.
- Stephen Lokash, from the Councillor's office, spoke about the new BIA and introduced Kevin Layhey of Pet Foods, a key proponent of the BIA.

Meg Davis

Jim Sadler introduced Meg Davis, Chief Development Officer for Waterfront Toronto. Meg spoke about Waterfront Toronto: A Plan for Housing, Transit and Livable Communities. While currently ongoing, this is a long-term plan.

Question and Answer Session

Attendees ask a few questions of Meg Davis, regarding Waterfront Toronto.

Termination

The meeting terminated at about 9:10 pm.