

MINUTES
of the Special Meeting
of the Kingston Tennis Club
November 14, 2012 at 7:30pm
at Ongwanada, 191 Portsmouth Ave, Kingston.

- 1. Purpose of the Meeting** - to vote on the motion tabled at the AGM of October 18, 2012.

The motion is: Demolish the existing clubhouse structure in order to construct an additional tennis court between Court 1 and Court 7; the new clubhouse is to be built within the space currently occupied by the front lawn adjacent to Court 3.

- 2. Opening Remarks - Igor Kozin**

Overview of the clubhouse/infrastructure project.

Michael Preston, architectural technologist, has agreed to draw up initial plans for the new clubhouse, pro bono.

Rationale behind the project:

Existing clubhouse was built in 1928 as a seasonal structure; it is not insulated and is deteriorating. Maintenance will become more expensive as time passes. For example, it needs a new roof; a water line was replaced in the spring; labour has been volunteered to paint the deck and interior/exterior surfaces.

We are considering three options:

Option 1: Sell the property and move elsewhere

The KTC property is 1.4 acres. The majority of feedback received from members is to stay in the present downtown location. If we did move, we would first have to find a new property and sell the existing property. Estimates of the value of our property is \$2 million (if redevelopment is not blocked by neighbours). A sample cost to buy commercial land is \$2 million for 4 acres at Princess & Sydenham Rd (beside the CAA building). Another location on Bath Rd near No Frills would cost \$800,000.

Option 2: Keep our present location and upgrade the existing clubhouse, in situ

Ten years ago, a building inspection noted shortcomings at that time that are now worse. The back of the clubhouse has caved in. The roof is leaking. Windows are insecure. Hole in the floor of the back storage area. Supporting pillars are rotting and were partially replaced a few years ago.

If an eighth court were built on the lawn area, there would be no passage to access the courts that would not disrupt players. It also leaves no space for junior summer camps.

Option 3: Demolish and rebuild the clubhouse elsewhere on the property

Fronting on Napier Street, the new clubhouse would shield some noise from the neighbours. We could also include lighting for Courts 2 & 3 as part of the project.

3. Discussion/Questions from the floor

The project cost is anticipated to be between \$500,000-750,000, as estimated by Eric Davies and Mark Nelligan.

We are projecting building a 4,000 square foot clubhouse.

Wren Montgomery commented that in Vancouver some buildings from the 1920s & 1930s are gutted and rebuilt at approximately half the cost of building them from scratch.

Karl Montgomery spoke with Bruce Downey, architect, regarding possible heritage classification.

Financing:

There would be no increase in membership fees to finance the project.

We can borrow over 25 years at 4% through an Ontario program.

Other possible sources of funds are a grant from the Trillium Foundation (max. is \$75,000 from them).

If we are efficient in the future, next year we will be debt-free and can save about \$100,000 prior to construction starting. \$70,000 contribution every year can be put towards debt financing, therefore, theoretically we could pay off \$500,000 in less than 10 years.

4. Voting & Tabulation

Votes were tabulated by Ginette Blais & Isabelle Pollock.

There were a total of 111 votes cast, which included those cast at the meeting and votes cast in advance by email. The motion was carried, with 90 For, 20 Against, 1 Abstention.

Meeting adjourned at 8:50pm. Approximately 40 people stayed for a walk-through of preliminary design plans by Taco Meuter. The infrastructure sub-committee is presently comprised of Igor Kozin, Taco Meuter, Doug Bowie, & Paula Loh. Other interested members are welcome to join.

A suggestion was made to issue a list of desirable aspects wanted for the clubhouse to the membership and have them prioritized for feedback.

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APPENDIX 1: Members in Attendance

1. Philip Quintin
2. Lars Thompson
3. Wren Montgomery
4. Karl Montgomery
5. David Stocks
6. Ginette Blais
7. Gina Gushue
8. Gord Hunter
9. Christine Scott
10. Anees Karmally
11. Rhonda Emmons
12. Lesley Furter
13. Rick Donaldson
14. Nancy Dyck
15. Elena Personova
16. Maggie Daicar
17. Elizabeth Hamacher
18. Tony Daicar
19. Mariana Silva
20. Vincent Carl Hamacher
21. [Name illegible]
22. Ruth Barrett
23. Peter Girard
24. Erling Armson
25. Gill Turnbull
26. Dora Nomikos
27. Daryl Tremain
28. Stephen Bonnycastle
29. Neil Neasmith
30. Mary Neasmith
31. Isabelle Pollock
32. Mel Wiebe
33. Pamela Walmsley
34. Sarah Barry
35. Kit Wykes
36. Mark Ready
37. Marie Ready
38. Derrick Dodgson
39. Peter Watson
40. Lorraine Watson
41. Virginia Gordon
42. Katherine Bennett
43. Lawrence Choy
44. Judith Davidson
45. Caroline Davies
46. Chris Doucet
47. Doug Bowie
48. Hugh Mosaheb
49. Ruth Mosaheb
50. Dilys Kamal
51. Allan Johnston
52. Winn Macpherson
53. Claire Tremblay
54. Paula Loh
55. Igor Kozin
56. Taco Meuter
57. Bud Nelson
58. Tony Dimnik (guest)
59. Jean Côté
60. Bob Goddard