



Senior's Villa East Ferris
1846 Hwy 17E
Corbeil, ON P0H 1K0
Canada

December 9, 2025
Corbeil Park Hall

PRESENT:	Michel Champagne, Donna St Martin, Debra Stone, Cecile Barham, Debby Linn
TELECONFERENCE/ Video:	
REGRETS:	Madelaine Bos, Lauren Rooyakkers (arrived later in meeting)
MINUTE TAKER	Martine Lavoie

- 1) The Board Chair called the meeting to order at 5:36 pm.
- 2) Establish Quorum – Established
- 3) Conflict of Interest: None
- 4) Review agenda
Motion #1:
That the agenda be adopted as presented.
Motioned by: Donna St Martin **Seconded by:** Michel Champagne
Moved
- 5) Review minutes from the previous meeting of November 3, 2025.
Motion #2
That the minutes be accepted as presented.
Motioned by: Michel Champagne **Seconded by:** Cecile Barham
Moved
- 6) Business Arising from Previous Minutes:
 - a) Light at Catherine has been done. Happy tenants
 - b) Tenant Handbook - send to members for review
 - c) Move in/check out policy
- 7) Presentation: None
- 8) Reports:
 - a) Chair - Nothing at this time
 - b) Treasurer



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- Donna presented the Statement of activities for December 1 to 9.
 - Total as of December 7 is \$8467.36
 - GST rebate is due for the period of April to September, 2025. Stephany can do online through CRA account
 - Refund from DNSSAB outstanding for mortgage renewal differences
- c) Committee
- Negotiating with NDHC
 - Waiting until the spring for Tulloch
to continue the work on Edmond Road - Donna will set up a GOOGLE meeting in January to review the plan. Michel and Cecile will be part of the meeting.
- d) Tenant Rep
- Corbeil - nothing at this time
 - The door at unit 4 was damaged. It will be repaired
 - Edmond - nothing at this time
 - Catherine
 - Residents are very appreciative with the light being fixed
- e) Facilities
- To get three quotes to replace the damaged door at unit 4 in Corbeil as per the purchasing policy.

Motion #4

That the reports be adopted as presented.

Motioned by: Donna St Martin

Seconded by: Cecile Barham

Moved

9) Confidential Matter:

10) New Business:

11) Correspondence:

- a) Email was sent to the Chair regarding paying an extra cost for a second car. The board confirmed that a cost is part of the policy and the charge stands. Chair to respond to email with current policy
- b) Website - Donna will get a cost for revamping the website.

12) Discussion:

A) NDHC Agreement

Meeting with NDHC to review to following:

Sections:

- 2.2 Substance Report
- 5.1 Insurance language
- 41.1 Termination Notice from 90 to 30 days

Appendix A - Scope of Work

- 24/7 emergency number
- Remove move in/move out language



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Monthly report for the board to review

B) Housing Proposal

- Shovel ready in a year
- Set a meeting with the municipality to review the application
- Michel will explore the application and will bring information back to the board

Appreciation was given to Debby Linn, Associate Director for her contributions to the SVEF board over the past 18 months. Her insight and expertise was truly appreciated.

13) The next meeting will be held by the call of the chair. Donna will arrange booking of room for a consistent meeting date and time.

14) Adjournment:

Motion #5

That we adjourn this meeting at 7:44 p.m.

Motioned by: Donna St Martin **Seconded by:** Laureen Rooyakkers

Moved