



SPECIAL MEETING OF MEMBERS OF MISSISSIPPI GOLF CLUB

341 Wilson Street, Almonte, Ontario

Wednesday, November 19, 2025 at 7:00 p.m.

Agenda

1. President (John Stanton) takes the chair	7. Quorum
2. Call the meeting to order	8. Presentation and response to submitted questions
3. Appointment of Laurel Onfrichuk to act as secretary of the meeting	9. Ordinary Resolution to permit construction of a new maintenance storage facility
4. Appointment of Scrutineers	10. Vote on Resolution
5. President's Opening Remarks	11. Termination of Meeting
6. Notice of the Meeting	



Mtce & Storage Facilities



Main Mtce Building

1 Oct 29, 2025 V1



Mtce & Storage Facilities (Cont'd)



1 Oct 29, 2025 V1

Quonset Hut and small Sea Container

Mtce & Storage Facilities (Cont'd)



Gas Bar

1 Oct 29, 2025 V1



Mtce & Storage Facilities (Cont'd)



Makeshift Storage Units

1 Oct 29, 2025 V1



Mtce & Storage Facilities (Cont'd)



Repairing a Storage Unit

1 Oct 29, 2025 V1



Mtce & Storage Facilities (Cont'd)



Large Sea Container

1 Oct 29, 2025 V1

Mtce & Storage Facilities (Cont'd)



The last Makeshift Storage Unit

1 Oct 29, 2025 V1



Mtce & Storage Facilities (Cont'd)



Concept Building

1 Oct 29, 2025 V1

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Q and A

- ▶ **Q:** In advance of the special meeting will the board be providing pro forma financials for fiscal '25 and revenue projections to provide context as to the impact of this project?
 - ▶ **A:** The Fiscal '25 actuals to budget are trending as projected. End of year net position will be positive in the area of \$350,000
- ▶ **Q:** Could you please outline the Request for Proposal (RFP) process the club plans to follow to ensure the project delivers the best value for money? How is the contract being awarded?
 - ▶ **A:** A call for quotes will be extended to a minimum of three qualified contractors. Contract will be awarded based on a combination of price offered and quality of technical proposal.

Q and A (Con't)

- ▶ **Q:** What is the expected lifespan of the new storage facility?
 - ▶ **A:** The building will be a combination of concrete, steel and wood construction. Anticipate its' functional use to be 50+ years.
- ▶ **Q:** Will the new facility result in additional costs to the club's operating budget? If so, what is the anticipated increase?
 - ▶ **A:** The building itself will not add to the operating budget. It will not be heated or cooled. The improvement in storage space could yield a positive impact on staffing efficiency.
- ▶ **Q:** Does the estimated cost include a contingency?
 - ▶ **A:** Yes



Q and A (Con't)

- ▶ **Q:** Have quotes been obtained from minimum 3 companies that have experience and references.
 - ▶ **A:** To develop the budget request, pricing was obtained from three companies. Comprehensive quotes will be obtained after budget approval.
- ▶ **Q:** What approvals are required for a building permit and timeline to obtain these...Who is obtaining these?
 - ▶ **A:** It is anticipated that this will be a turn key project. The contractor will manage permits and approvals required. The project oversight will be done by Board members who have building and project management experience.



Ordinary Resolution

- ▶ **RESOLVED AS AN ORDINARY RESOLUTION** that the Club be authorized to proceed with construction of a new maintenance storage facility at a total cost not to exceed \$450,000.