

MISSISSIPPI GOLF CLUB

NOTICE OF SPECIAL MEETING OF MEMBERS

Notice is hereby given that a Special Meeting of Members of Mississippi Golf Club ("MGC") will be held at the MGC Clubhouse, 341 Wilson Street, Almonte, ON, on **Wednesday, November 19, 2025, at 7:00 p.m.** for the following purpose:

1. To consider, and if thought fit approve, an Ordinary Resolution in the form set out in Schedule "A" hereto, authorizing the construction of a new maintenance storage facility at a total cost not to exceed \$450,000.

This meeting has been called by the President of the Corporation pursuant to Article 4, Section 2 of By-Law No.1 of the MGC and the provisions of the *Not-for-Profit Corporations Act, 2010* (Ontario).

All Class A members are eligible to attend this meeting and to vote on the resolution, either in person or by proxy. Note that the following are Class A members: Full Singles, each member of a Full Couple, and Honorary Members.

Approval of the Ordinary Resolution will require approval by a simple majority of the Members present in person or voting by proxy at the Meeting.

Voting by Proxy

Members who are unable to attend the Annual and Special Meeting, or who prefer to register their vote in advance of the meeting, are encouraged to vote on the resolutions by proxy. A proxy form for this purpose is posted on the Club's website and can be accessed using the following link

http://themiississippi.ca/uploads/files/MGC_Proxy_Form_re_2025_Special_Meeting_v3.pdf

found by clicking on Board of Directors Meeting Minutes. Proxy forms are also available in the Pro Shop. To be effective, a completed form of proxy, signed by the Member, must be received by the Secretary of the Corporation **prior to the start of the Special Meeting on November 19, 2025**. Completed proxy forms may be delivered:

- a. by email addressed to Dan Kolar, the Club Pro/Manager at dan@themiississippi.ca;
- b. by regular mail addressed to the Secretary of Mississippi Golf Club at 341 Wilson Street, Almonte, ON, K0A 1A0, received prior to the Annual and Special Meeting; or
- c. by dropping off the signed and completed Proxy Form at the Pro shop at 341 Wilson Street, Almonte, ON.

Please note that you may appoint John Stanton, the Club President (or, in his absence, Laurel Onfrichuk, the Club Secretary), or another Member who will be present at the Meeting, as your proxy and direct your proxy as to how you wish to cast your vote in respect of each Resolution.

Members who wish to do so may submit questions in advance of the meeting, Questions can be sent to the Board at board@themiississippi.ca.

DATED the 22nd day of October, 2025.

John Stanton
President

Schedule “A”

Background and Recommendations

The Current Situation

- **Maintenance Facilities**

- The main maintenance building was built in the early 1980s and extended in the early 1090s. This building is the equipment maintenance area and houses the reel grinder, a chemical storage area, a staff lunchroom, a washroom area, a storage area and three staff offices. It has electric and propane heating systems, a well for water supply and a septic system.
- A 40-by-40 foot 40-year-old Quonset hut is the other main storage area for equipment and supplies.
- There are several makeshift storage units including two Sea Containers.
- There is a fuel dispensing area.
- There is a wash pad used for daily washing of mowers.

- **Storage of Greens Equipment**

- Greens equipment such as mowers, sprayer, maintenance golf carts and gators are stored overnight and during the winter in either the main Maintenance building or the Quonset hut.
- Larger pieces of equipment such as tractors, trailers, and backhoe are stored outside.

- **Storage of Tarps**

- All tarps are stored off site in a dilapidated barn which allows racoons to set up home in the bubble wrap tarps. Each year we have to dispose of several damaged tarps.
- It takes 6 trips with 2 trailers to transfer the tarps.

- **Storage of Golf Carts**

- During the winter, approximately 26 units are stored in the Club Storage area and the rest of the 49 carts are stored on the Club House patio which is exposed to the elements.
- In order to perform annual maintenance on the carts during the winter they have to be shuttled back and forth to the Maintenance facility.
- One winter we tried storing a few golf carts at the off-site barn. However, the racoons destroyed 4 cart seats.

The following recommendations are proposed.

- Construct a 6000 sq. ft. storage facility (50 ft by 120 ft) to provide additional storage and working area. This facility would include a secure heated room for the storage of chemicals and the sprayer.
- Carry out certain renovations to upgrade the main maintenance building.
- Remove all other existing structures including the Quonset hut, the two Sea Containers and the makeshift storage units.
- Erect a temporary shelter to be used for storage during construction.
- This is a two phase project. The first phase will clear the space required for the new facility and foundation development. The second phase will be the purchase of a prefab building and contracted installation.
- The total cost is not to exceed \$450,000.00
- Construction to start in Spring 2026

- **Justification**
 - Secure storage for carts that will extend cart life.
 - Need to protect the investment in tarps for the greens.
 - Need proper storage for chemicals, the sprayer and other equipment.
 - The main building cosmetic work will improve employees' working conditions.

Ordinary Resolution authorizing the construction of a new maintenance storage facility

Article 5, Section 4 of MGC By-law No. 1 stipulates that “for a capital asset or project, the Board of Directors must submit any contract or transaction of a value exceeding ten per cent (10%) of the previous year’s annual total revenue for approval and ratification at any Annual or Special Meeting of the Members called for the purpose of considering the same, and any such contract or transaction that shall be approved or ratified or confirmed by a resolution passed by a majority of the votes cast at any such meeting shall be valid and binding upon the Club.”

The following resolution is submitted for the approval of the members:

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.