

April 9, 2009

To: All Marina Bay Homeowners

RE: Marina Bay Homeowners Association Notice of 2009 Annual General Meeting

Your attendance is requested at our Annual General Meeting ("AGM") which will be held Saturday, May 16th, 2009 at 2:00 p.m. Again this year, the meeting will be held across the highway from our community in ***Duffers' Den at the Sylvan Lake Golf & Country Club***. The AGM Agenda is attached. PLEASE ATTEND THE MEETING OR RETURN YOUR PROXY to Sim & Thorne Property Management Ltd. Your vote is important! If you are not sure if you can attend the meeting, please return the attached proxy to ensure your vote is counted- we will be happy to return it to you at the meeting if you do attend.

The after-AGM social reception location will also be at **Duffer's Den** from the end of the AGM until 5:00 p.m. All homeowners are invited and I urge you to use this opportunity to meet your new neighbors and your old acquaintances. The current Social Events can be found on our website.

We have five board vacancies to fill this year. To date, we have several people who have indicated they will allow their names to stand for a position on the MBHA Board of Directors. We are always looking for other candidates who would be prepared to serve on the Board. The Board works to ensure we retain the unique character of our community through the volunteer efforts of owners who are prepared to step forward to assist MBHA. We meet about two hours six or seven times a year on Saturday mornings. If we have a full board the work is not onerous for anyone. **We need your help on the MBHA Board of Directors.** If you are interested in putting your name forward please contact any Board member or have your name nominated at the AGM.

I urge you to visit "What's New" on our MBHA website at www.marinabaysylvanlake.com for current information on issues important to our community. Full details of the 08-09 year Financials, the approved 09-10 Budget and Reserves Planner as well as approved Board Minutes are available on our website under the tab "Meeting/Minutes". You will need the username and password to access this.

In my January 20, 2009 Fee Reminder letter I mentioned the need for Marina Dock system refurbishment this year. Last year we found 5 or 6 of the anchor chains had broken; there was considerable movement of the arms during wind storms and because of more and bigger boats in the marina. In fact we sustained breakage/damage to our main arm because of movement during wind storms and

the wood structure has deteriorated further as it sinks into the water (the old style tires & foam are becoming increasingly waterlogged reducing floatation.). The temporary repairs made last year are not sufficient and it became apparent to the Board that we need to properly re-anchor the entire dock system to avoid liability and for safety reasons.

Board member Steve Snow agreed to head up this project. All efforts to somehow refloat the existing main arms came to naught. We sought quotes from Friendly Earth who have done some dock work for us in the past and we investigated the feasibility on installing pilings to replace our existing anchoring system. We considered various options of replacing all, some or none of the main arms and various anchoring schemes.

After much deliberation, the Board has approved a contract with West Coast Floatation Systems to replace the entrance and main arms, relocate the gate house and re-anchor the entire marina dock system. Steve conducted on site inspections of some of the work WCFS has done in BC as well as their shop facilities. This replacement will be substantially more robust than our existing, will be eight feet and not six feet wide and will have improved floatation. The project cost of \$171,045 will be funded from the Reserves Fund and existing surplus operating funds. Further details are available on our website in the Board Minutes. Replacement of the other arms will also need to be considered in subsequent years and we need to keep in mind the possibility of dredging being required down the road.

The construction of the arms is near completion now and we intend to install them as soon as the ice leaves the marina which is expected to be in the first couple of weeks in May. As a result, **Mooring of boats in the MBHA marina will NOT be permitted until after the dock refurbishment work is completed.** The Boat Launch will be locked until that time. We expect this will be done by the May long weekend but we are at the mercy of the spring breakup. Your cooperation is appreciated.

As always, your input at the AGM is necessary to ensure our community evolves in the manner desired by our homeowners. Please attend or make sure to return your proxy.



GB Lindsay
President on behalf of
Marina Bay Homeowners Association
Board of Directors

Enclosures: 2009 AGM Agenda; 2009 Proxy; 2008 AGM Minutes