

# Gabriola Health Care Society

2011 Annual General Meeting





# Agenda - GHCS

Chair: Dave Innell, Vice-president

- Call to order and welcome
- Information – Quorum, Rules of Order, Voting procedures
- Adoption of agenda
- Adoption of minutes
  - 2010 Annual general meeting – June 17, 2010
  - Extraordinary general meeting – Aug 17, 2010
- Reports
  - President's report – Dave Innell
  - Financial report – Harvey Graham
  - Nominations committee – Dave Innell
- Adjournment

# **GH** Adoption of Minutes

- 2010 Annual General Meeting – June 17, 2010
- Extraordinary General Meeting – Aug 17, 2010

# **GH** GHCS – President's report

- Gabriola Wellbeing Survey
- Integrated Health Network
- Future Planning

# **G** Health and Wellbeing Survey

- Last June and July the Gabriola Wellbeing Survey was conducted
- Over 400 people completed and submitted a survey form
- The results were released in Oct, 2011
- In March, the GHCS, together with Sustainable Gabriola hosted a community forum around the results of the survey
- The results of the survey is available to any group that is interested in using the data

# **GH** Integrated Health Network

- VIHA program designed to assist patients with certain chronic conditions
- The focus of last year's contract was on exercise and fitness
- Through our contract, a number of local practitioners offered services to IHN patients
- Over 250 Gabriolans were registered as IHN patients
- The feedback from these patients has been very positive
- In June, VIHA renewed the program, but decided to contract directly with practitioners



# Treasurer's Report -- GHCS

| Highlights                                   | 2010      | 2009      |
|--|-----------|-----------|
| Rent income                                  | \$ 35,374 | \$ 32,314 |
| Amortization of deferred contributions       | 15,390    | 19,938    |
| Interest income                              | 168       | 172       |
| Total receipts                               | 50,931    | 52,424    |
| Expenditures:                                |           |           |
| Rent expense                                 | 25,757    | 24,655    |
| Amortisation of fixed assets                 | 15,390    | 18,848    |
| BC Hydro                                     | 4,865     | 3,665     |
| GST / HST                                    | 2,288     | 1,363     |
| Insurance                                    | 1,039     | 1,081     |
| Other  | 906       | 2,013     |
| Total expenditures                           | 50,245    | 51,626    |
| Net operating income                         | 686       | 798       |
| Net grant from BC Ministry of Health         |           | 11,054    |
| Excess of revenue over expenses for the year | 686       | 11,852    |
| Operating fund, beginning of year            | 21,872    | 9,334     |
| Operating fund, end of year                  | \$ 21,872 | \$ 21,186 |



# GHCS Election of Directors

## 2011 Nominations

(for a three year term)

- Earl Miller
- Nancy Nevison

## Continuing directors

### To 2012

- Donald Butt
- Brenda Fowler
- Harvey Graham
- Nancy Hetherington Peirce
- Dave Innell

### Retired – Thank you!

- Ian Brownlie
- Tracie Der
- Terry Nimmon
- Kay Holt



# Gabriola Health Care Foundation

2011 Annual General Meetings





# Agenda - GHCF

- Call to order and welcome
- Information – Quorum, Rules of Order, Voting procedures
- Adoption of agenda
- Adoption of minutes
  - 2010 Annual general meeting – June 17, 2010
  - Extraordinary general meeting – Aug 17, 2010
  - Extraordinary general meeting – Jan 6, 2011
- Reports
  - President’s report – Jill Adamson
  - Financial report - Harvey Graham
  - Building committee – Chuck Connor
  - Operating plan – Konrad Mauch
  - Nominations committee –Konrad Mauch
  - Adjournment



# President's report

- Jill Adamson

**G** November, 2010



# **G** Ground Breaking -- June 4, 2011



# GH The Gabe Cart



# **G** Framing – Sept 7, 2011





# Financial Highlights -- GHCF

| Highlights                                  | 2011 to date       | 2010              | 2009             | 2008            | Total            |
|---|--------------------|-------------------|------------------|-----------------|------------------|
| Donations and pledges (net)                 | \$ 344,766         | 458,202           | 102,520          | 35,190          | 940,678          |
| Fundraising events (net)                    | 26,918             | 82,254            | 9,716            | 16,221          | 135,109          |
| Interest income                             | 4,701              | 2,384             | 519              | 266             | 7,870            |
| Operating costs                             | (10,948)           | (24,333)          | (9,265)          | (1,314)         | (45,860)         |
| <b>Net receipts</b>                         | <b>365,437</b>     | <b>518,507</b>    | <b>103,490</b>   | <b>50,363</b>   | <b>1,037,797</b> |
| <b>Capital expenditures</b>                 |                    |                   |                  |                 |                  |
| Construction of new clinic                  | 236,628            | 4,275             | 495              |                 | 241,398          |
| Purchase of and repairs to cart             | 5,400              |                   |                  |                 | 5,400            |
| Purchase of ETR equipment                   |                    |                   | 15,175           | 3,966           | 19,141           |
| Clinic medical equipment and other assets   | 2,328              |                   |                  | 9,481           | 11,809           |
| <b>Total capital expenditures</b>           | <b>255,304</b>     | <b>4,275</b>      | <b>15,671</b>    | <b>13,447</b>   | <b>288,697</b>   |
| <b>Net funds flow</b>                       | <b>\$110,133</b>   | <b>\$ 514,232</b> | <b>\$ 87,819</b> | <b>\$36,916</b> | <b>\$749,100</b> |
| <b>Cash and other current assets</b>        | <b>\$779,941</b>   | <b>662,680</b>    | <b>139,359</b>   | <b>43,566</b>   |                  |
| <b>Capital assets (net of amortization)</b> | <b>261,444</b>     | <b>17,089</b>     | <b>18,825</b>    | <b>10,385</b>   |                  |
| <b>Total assets</b>                         | <b>\$1,041,385</b> | <b>679,768</b>    | <b>158,185</b>   | <b>53,951</b>   |                  |





# Number of donations by size

| Range     |     |           | Number of Donations |               |
|-----------|-----|-----------|---------------------|---------------|
|           |     |           | To July, 2011       | To July, 2010 |
| \$ 0      | to  | \$99      | 904                 | 643           |
| \$ 100    | to  | \$ 499    | 490                 | 142           |
| \$ 500    | to  | \$ 999    | 96                  | 36            |
| \$ 1,000  | to  | \$ 4,999  | 121                 | 36            |
| \$ 5,000  | to  | \$ 9,999  | 34                  | 7             |
| \$ 10,000 | to  | \$ 24,999 | 20                  | 2             |
| \$ 25,000 | and | over      | 5                   | 1             |
|           |     | Total     | 1,670               | 867           |



# Funds & Pledges to date

| Gabriola Residents                  | \$857,000 |
|-------------------------------------|-----------|
| Gabriola Lions                      | 105,300   |
| Gabriola Ambulance Society          | 30,000    |
| Non-Gabrielans                      | 105,000   |
| Grants:                             |           |
| • The Haven Foundation              | 5,500     |
| • Mid-Island Co-op                  | 21,000    |
| • RBC Foundation                    | 2,000     |
| • Regional District of Nanaimo      | 10,000    |
| • Rexall Foundation                 | 2,000     |
| • T-D Financial Group               | 500       |
| • Village Foods Community Care Card | 4,482     |
| • Windsor Plywood Foundation        | 10,000    |

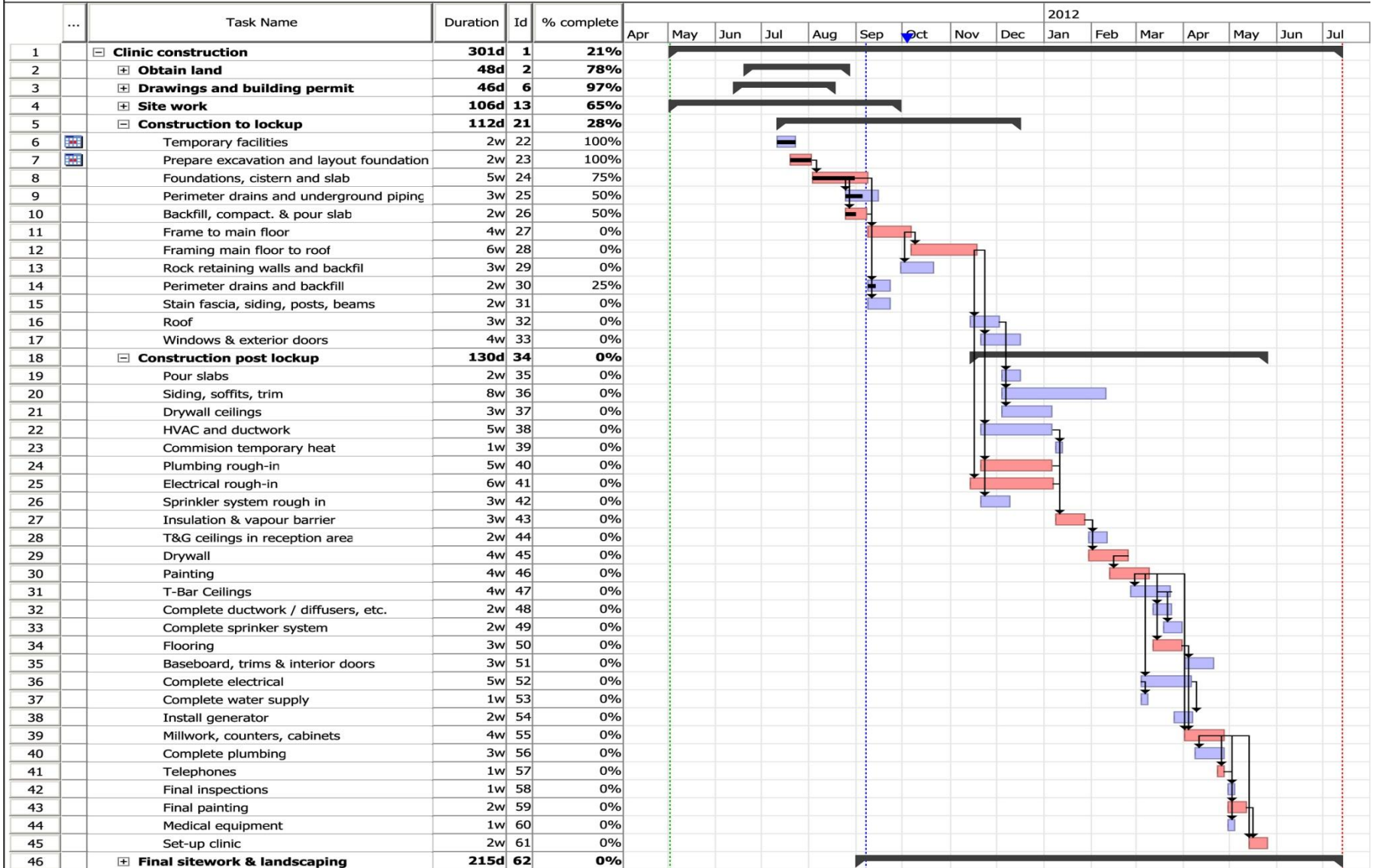
# **GH** Building Committee

## **State of the project:**

- Site development -- well advanced
- Foundation -- nearly completed
- Framing -- commencing this week
- Roofing – November
- Mechanical, plumbing, electrical – Nov., Dec., Jan.
- Insulation, Drywall, Painting, etc. – Jan., Feb., Mar.
- Building completions – April, May
- Target opening – May, 2012

# GH Project plan

## GHCF - Construction schedule



# **G** On the site



# G On the site



# GH Construction budget

| Design, insurance and other                     |       | \$ 113,000          |
|---|-------|---------------------|
| Temporary Facilities                            |       | 20,000              |
| Water supply, site development & septic systems |       | 91,184              |
| Electrical power                                |       | 57,000              |
| Construction to lockup                          |       | 203,327             |
| Construction post lockup                        |       | 273,087             |
| Heat ventilation & air conditioning             |       | 90,000              |
| Fire suppression & alarm                        |       | 55,250              |
| Paving  |       | 110,480             |
| Furnishings, Fixtures & Medical Equipment       |       | 75,000              |
| Contingency (20%)                               |       | 217,666             |
| HST Gross                                       |       | 156,719             |
| HST Refund                                      |       | <u>(78,360)</u>     |
|   | Total | <u>\$ 1,384,353</u> |

# **G** Why the increased budget?

## **The original \$1 M estimate was based on:**

- a single level building of approximately 4000 sq. ft., with a slab on grade, presumably on reasonably level land
- very little land development costs for the building site, foundations, roads, parking, utilities, etc.
- very little, if any, costs for furnishings, fixtures or medical equipment

## **The current \$1.37 estimate is based on:**

- a facility constructed to the latest building codes and earthquake requirements as well as to 'post disaster' standards
- a 2 level building constructed on sloping land with approximately 4600 sq. ft. on the main floor
- an unfinished lower level for future development
- significant paved roads and parking areas
- extending Hydro power lines up Church Road to the clinic property
- a fully sprinklered building providing fire suppression
- a 40 KW standby diesel generator for emergency power
- an approved helipad for emergency air ambulance service day or night
- extension of Church Road built and paved to MOTI standards (this is a condition of subdivision)
- rain water collection and storage for non-potable use as well as a deep well and filtration for potable use
- energy efficient heating and ventilation systems
- an allowance for furnishings and medical equipment
- an allowance for communications and computer systems
- a 20% contingency (i.e. approximately \$216,000 is included in the \$1.37M) This is for totally unforeseen expenses and will not be utilized unless absolutely necessary



# Clinic Operating Plan

- The operating plan for the new Clinic is based on the Society's experience operating the interim Twin Beaches Clinic over the past four years.
- We have also gathered operating cost data and information on operating practices from other Gulf Island community clinics.
- The new Clinic will be
  - Bigger – allowing us to accommodate three full-time physicians, an expanded Urgent Treatment Area, and possibly additional future tenants.
  - Modern – allowing us to minimize operating costs and giving us some years before we need to repair or replace building systems.
  - Owned by the community – no rent or lease payments.

# **G** Operating Plan – Key Points

- GHCF/GHCS will own and initially manage the building. Professional building management may be needed in the future if we have multiple tenants.
- GHCF/GHCS plans to recover operating costs and build up a reserve for contingencies through rent from tenants.
  - Annual building operating costs are estimated at \$30,000 to \$40,000.
  - We intend to charge physician tenants who offer on-call urgent treatment rent based on cost recovery.
  - We will charge other tenants rent at market rates



# GHCF Election of Directors

## 2011 Nominations

## Continuing directors

### To 2012

- Harvey Graham

### To 2013

- Jill Adamson
- Rufus Churcher
- Chuck Connor
- Brenda Fowler
- Judith Graham
- Judith Madsen
- Konrad Mauch
- Dallas Smith

### Appointed

- Don Butt (Gabriola Lions Club)
- To be det. (Gabriola Medical Centre)

### Retired – Thank you!

- Tracie Der
- Nancy Huot