Leaside Memorial Community Gardens
Board of Management Meeting Minutes
September 23, 2026@ 7:15pm by Zoom and in-person

Minutes #859

Attendees:, Edmund Chan (Treasurer), Brandon Parent, Robert Azzam, David Martin, Brendan Brooks (by Zoom), Waine Rowe (PFR, by Zoom) Shawn MacKay (LMCG Management), Jennifer Smith (LMCG Management),Councillor Rachel Chernos Lin,

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Regrets : Matt Baker (Chair), Anil Bhole, Ali Bokhari

Call to Order
Mr. Chan called the meeting to order at 7:15 and welcomed incoming board member, Mr. Robert Azzam.

Request for Conflict of Interest

- No conflicts declared.

Reading of City of Toronto's land Acknowledgement
Mr. Chan read the Land Acknowledgement to open the meeting.
"We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit."

Adoption of Minutes of Prior Meeting
Mr. Chan called for any questions on, or corrections to, the minutes of the board meeting held June 24, 2026.

Motion to approve the Board of Management meeting minutes from June 24, 2026
moved by Mr.Parent and seconded by Mr. Martin.
CARRIED

Report of the Chair
Mr. Chan advised the board of the resignation of Ms. Hwang-Lew, and thanked her for her contribution to the LMCG Board of Management.
As there are open officer positions on the board, Mr. Chan informed those present that an ad hoc nominating committee would be chaired by Mr. Baker. The open positions are Vice-Chair, Treasurer (which will be open once Mr. Chan stands for nomination as Vice-Chair) and Chair of the Operations and Community Relations Committee. Individuals interested in standing for nomination to vacant positions were asked to contact Mr. Baker directly.
Mr. Parent asked that the Board, at a future date, discuss the circumstances of Ms. Hwang-Lew's resignation to ensure the Board gains any learnings that might be beneficial to it in future.

Mr. Chan reminded board members that each individual must, per our bylaws, be a member of one of the two standing committees - *Finance & HR Committee* and *Operations & Community Relations Committee* - and should speak with Mr. Baker if they are not yet a member of one.
Committee configuration and nominations for Officer positions to be brought forth at the next board of management meeting.

Report from the Chair of the Finance and HR Committee
Mr. Chan brought forth the final 2027 budget, noting minor adjustments made since the approval of the draft budget in spring. Operating surplus is now $18K vs $23K in the approved draft.

Motion to approve the 2027 Operating Budget moved by Mr. Chan and seconded by Mr. Parent.
CARRIED

The 2025 audited financial statements were presented, with Mr. Chan noting the three items in the deficiency letter and Ms. Smith advising how these items will be addressed. In addition, Mr. Chan highlighted the difference between LMCG's operating results in 2025 ($230K surplus) and the audited financial statements ($150K deficit), the variance resulting from the auditors' application of the extra loan payments to the 2025 expenses. Mr. Azzam asked about the treatment of surpluses and was advised that LMCG can only apply surpluses to the principal of its loans.

Motion to accept the 2025 audited financial statements moved by Mr. Chan and seconded by Mr. Azzam.
CARRIED

Ms. Smith provided an update on the M-T-D and Y-T-D financials, noting that ice revenues are ahead of budget, and overall the operations are trending up on revenue and down on expense. YTD surplus is $330K. Mr. Parent asked what was driving this. Ms. Smith advised that over -performance on ice in the summer and banquet hall revenue, combined with favourable performance on expenses related to utilities and building/equipment R&M were driving the surplus.

Motion to receive the August YTD management financial reports moved by Mr. Chan and seconded by Mr. Martin.
CARRIED

Councillor Chernos Lin arrived.

Ms. Smith advised that the pro shop lease has been signed: 5 years, with two 5-year renewal options.
Ice contracts complete through April 2027.
Advertising revenue 17% ahead of the full-year budget as of the end of August.
Freedom Mobile's proposal for an antenna installation in the back parking lot would deliver $30K annually, on a ten-year term with 5% annual increases. Discussion continues with the City and this will require Council approval.

Ms. Smith shared the proposal for the website rebuild/relaunch, necessary to improve mobile user experience and to achieve AODA compliance.

Motion to approve the proposal to build the new Leaside Gardens Website using the services of WYC Creative, at a cost of $10,800–13,200* CAD + 13% HST, moved by Mr. Chan and seconded by Mr. Parent.
CARRIED

Mr. Brooks provided an update on the recruitment of the new Director of Business and Finance, noting that the job posting is up and will be so for the next two to three weeks. First round interviews to commence in October. Ms. Smith will send the link to the recruitment materials to all board members.

Director of Operations Report
Mr. Mackay advised that the facility is fully staffed with two new building attendants and two new snack bar staff.
The pool operations ran fairly smoothly this summer, benefitting from lower than predicted outdoor temperatures. Significant work was done at the pool to manage heat from the south-facing windows. Two deficiencies have been noted in the building mechanicals, one a leak in the HVAC system and the other relating to a heat exchange in the main lobby that is showing wear and tear and vulnerability after 12 years. Mr. Mackay provided quotes for repairs/replacement on both items and asked for the board's support in proceeding with the repairs as a preventative measure.

Motion to proceed with two repairs based on quotes from Modern Niagara - HVAC leak $6,746.00 and Heat Exchange replacement $9,622.00 - moved by Mr. Parent and seconded by Mr. Chan.
CARRIED

Mr. Mackay brought to the board's attention that the new HVAC unit for the lower level of Rink B has been sitting in the parking lot since November 2025. Repeated requests for updates from the City's project team has elicited a response that there may be issues with the planned support structure required for a piece of equipment this size to go on a wood trussed roof, such as the one on the WLR. City project management indicated another 4 months needed. Councillor Chernos Lin will follow up with PFR on this matter.

Other Business
No new/other business was discussed.

Next Meeting
The next meeting of the LMCG Board of Management will be held October 28, 2026

Motion to adjourn at 8:35 moved by Mr. Chan and seconded by Mr. Martin
CARRIED