



SSCA 2065

Building our Future

At the July SSCA Annual General Meeting (AGM), we shared a full Property Committee presentation along with early schematic designs. The membership gave the Board approval to proceed with a campaign to raise all funds necessary for the design, construction, and maintenance of a new structure. Our goal is to raise \$1M by our 2015 AGM through private donations from SSCA membership. See the summary of the Property Committee AGM presentation below.

Our History

SSCA first acquired property in the 1980s by purchasing the south docks and the Schoolhouse from the Municipality. In 2000s we acquired the Dockhouse, MacNamara House, north docks and property extending to Henry's property line. SSCA now owns 9.7 acres.

What We Have Learned

Structural Assessment- Schoolhouse is structurally sound, requiring minor upgrades and maintenance. MacNamara House has always been of limited use and has now become a liability due to its very poor condition. It is scheduled to be demolished Fall 2014. The Dockhouse remains viable for continued 'pass-through' use for the medium term. Mechanics are deteriorating.

Memberships Surveys (2001, 2009, 2013, 2013 Town Hall Meeting) - 71% of the membership support a new, permanent, enclosed structure. A structure large enough to accommodate 150 seated, and over 250 for casual events. Participation at past social events has been regularly over 150 people and occasionally over 200 people. The 2013 survey suggests that there will be approximately 13% growth in cottage population/usage over the next 15 years. The structure should be modular enough to support both large open functions, and multiple simultaneous activities (bridge, yoga, book club).

The survey confirms the following as top activities and uses that appeal to our membership:

- Regatta, yoga and fitness, book club, bridge, potlucks and socials, classes and seminars, teen programs, private functions and parties, day camp, historical and environmental centre, library and art gallery, internet café, SSCA Annual General Meeting.



Design Principles

The building will be designed to ensure a long life with materials carefully selected to ensure minimal ongoing maintenance. Design will be consistent with the cottage aesthetic and the environment. It will be large enough to accommodate our growing community, and flexible enough to host both large functions and smaller activities. There will be kitchen, washroom and storage facilities.

Vision for the Future

Attached find a PDF file of the Property Committee AGM report including the schematic design for the proposed new structure. Key points:

- Total square footage approx. 3,400
- Includes community hall with 2,280 sq ft, kitchen, washroom, storage approximately 1,000 sq ft, exterior decks 1,300 sq ft, approximately 1,000 sq ft covered screened porch.
- The community hall will have a room divider such that the room can be used for two simultaneous activities. The screened porch area is separate such that it can also be used for a separate activity.
- It will be situated in roughly where the MacNamara House is currently located.

The SSCA property has grown entirely through the generosity of our members. A couple of initiatives have been funded by a small group of large donors (i.e. Brand Cottage was bought and donated by less than 5 donors), and some initiatives were funded by wider participation such as the new north docks, and purchase of Dockhouse, Mac House and north docks and property.

We know that our current infrastructure is insufficient for our needs, and deteriorating. We know that our community will continue to grow in size and range of activities. It is clear that now is the time for our community to move forward to develop a building that will support the ongoing evolution of our vibrant community.

In keeping with our commitment to inclusivity, we are seeking broad membership participation rather than relying on a few substantial donors. In an effort to make it possible for all members to donate, we are offering various options for donations:

- 1-time cash contributions
- Scheduled contributions over 3 years
- Securities- we are working with the Township of the Archipelago to be able to accept securities
- Building materials- contact a committee member to discuss



Fundraising Guiding Principles

- Donors will sign and submit to the Township of the Archipelago a donor commitment form (attached) and have three years to fulfill their commitment.
- Canadian residents will receive a tax receipt for donations made through The Township of the Archipelago
- We are in the process of assessing how we can provide a tax receipt for American residents. It looks promising.
- SSCA will not start construction until 100% of anticipated constructions costs have been committed, and 60% of the committed funds have been received by the Township of the Archipelago
- The new structure will have a modest, but clear site where all donors will be recognized by name (or anonymous if preferred)

Next Steps

- Sign and submit the donor commitment form and be a part of building the future of the SSCA Community
- If every member family contributed \$61.73 per month for 3 years (\$2,222.22 total), we would have the \$1 million required.
- We have 15% of our goal committed, and this is from less than 5% of our membership
- 2 donors have committed \$25,000 each
- 2 families have committed donations from multiple generations, and in both cases, from multiple siblings in the younger generations

We are making some adjustments to account for feedback we've already received and that process will continue over the next several months to ensure we are building the most practical, environmentally friendly and aesthetically consistent structure.

Thank you for your support,

SSCA Property Community Committee

Jeff Clarke

Eric Armour

Stuart Hatcher

John Hayes

Bert Liverance

Patrick O'Kell