

Berwick Curling Club Special Board Meeting – Review Offer to Purchase Curling Club

2016-2017 Season

**Date:** September 26<sup>th</sup>, 2016

**Time:** 7:00pm

**In Attendance:** Mike Larsen    Michelle Larsen    Beth Easson    Arlene MacArthur    Danny Vaughan  
Curt Palmer    Brad Schurman    Bryan Illsley    Hartley MacArthur    Claude LeBlanc  
Joy Parker    Shelley LeBlanc    Joseph MacGillivray

**Missing:** Greg and Debbie Hubbert, Alice McNeil

- Mike Larsen called the meeting to order at 6:58pm.
- A special meeting of the Executive was held September 26<sup>th</sup> to meet with Donna Conrad of Re-Max to discuss an offer to purchase the Curling Club. Donna went through the purchase agreement to explain some of the main points.
  1. The deposit offer of \$1000 offers little security; a higher deposit should be requested of the Buyer.
  2. The closing date clause should be worded so that the closing date of June, 2018 could be extended or shortened as long as all conditions are met and the Buyer is satisfied.
  3. The re-zoning date needs to be extended beyond January 2017 due to the length of process and current Municipal Elections.
  4. The Buyer should be required to show evidence of financing approval.
  5. The Curling Club has an oil furnace as a source of heating so the oil tank would be required to be full at the time the ownership changes but reimbursement would be given for the oil.
  6. Any HST applicable would be above the accepted selling price.
  7. Upon closing there would be an inspection to ensure there was no evidence of damage incurred since the time the Buyer agreed to purchase the property.
  8. The Club would require a Lawyer to read over and check the purchase agreement. With Curt's recommendation, all agreed that with his expertise, Club member Eric Sturk should be assigned as Lawyer and to register the migration of property on-line. Curt will speak to Eric.
  9. There should be a clause to note with adequate notice, the Club could extend the closing date.
  10. There should be a clause to note that if the Buyer is not provided with a definite closing date after a request to extend, the Buyer would be granted permission to void the purchase agreement.

- Final recommendations of the Executive:

A counter offer of \$135,000 with a \$10,000 deposit should be submitted with a request of \$1000 of the deposit due at signing and the remaining \$9000 due upon re-zoning approval.

Propose a new re-zoning due date of April 30<sup>th</sup>, 2017 to allow adequate time for the application to be processed through the County.

There are additional concerns to be answered before proceeding with the re-zoning process. Would we still be permitted to curl here if the zoning was changed from Institutional to Commercial? Would the property taxes be changed to Commercial causing a significant rise in taxes due.

**Additional Board Issues:**

Mike announced that the voting processed awarded the Cleaning Contract to Sandy McDonald.

Claude requested that the Learn To Curl move to Monday nights beginning October 24<sup>th</sup>. All were in agreement.

Minutes Submitted by  
Arlene MacArthur, Secretary.