



SCOI Newsletter- Spring Summer 2011

SCOI Newsletter

WWW.SCOI.CA

Lease Status Update

This past year has been a very busy one for the SCOI executive with the main topic of course being the lease renewal process. Last fall, just prior to the SCOI Annual General Meeting, and at our urging, we received a letter from the Manager of Land Management and Leasing Services at Saugeen First Nations. The letter indicated that the lease fee was to increase by 7% for the next five year period for the approximate 1,200 lots in

the area. The letter also indicated that it was the intent to work with the Federal Department of Indian and Northern Affairs Canada to develop a new lease for presentation in the spring of 2011.

Consistent with our position, your executive again requested lease terms that included among:

- 20/25 year period
- First right of refusal on a new lease

- Optional rights to stay 2 months longer in a year – at a cost

While the lease offer did include an optional length of stay, with details to be worked out, it was for a 10 year period with no first right of approval.

As for the issuing of leases, here is what we now know. The cottage owners in Block B and

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SCOI Annual Meeting 2011 Saturday, September 3rd—10 A.M. Zion Amabel United Church, Sauble Beach.

Lease Terms

Your cottage lease is the legal document that explains the terms and conditions under which you may utilize the property. There are many restrictions including, timing of use, limits on alterations and payments. We suggest that all members review their lease. You may also access a generic sample at the SCOI website.

Winter Cottage Patrol Services

You may be interested to know that the area cottage associations offer a winter cottage patrol service. While each service is a little different generally they offer the following:

For a modest fee you will receive a monthly (some

are more frequent) visual inspection of your cottage from the fall to the spring. The inspection includes looking for break-ins, other damage (for example fallen trees) or snow overload. In the event of a serious prob-

lem you will receive direct notification or an e-mail for a minor situation.

If you are interested in winter cottage patrol service contact your local cottage owners association or follow the links on the SCOI website.

Saugeen Cottager's Organization Inc. (SCOI)

SCOI is a not for profit organization that was formed in the 1960's as an umbrella group to represent the interests of the four separate cottage associations in areas of common interest. The

four individual cottage owners associations are: Chiefs Point, South Sauble, French Bay and Block "B". SCOI's main role is to represent the collective interests of its members with the

Saugeen First Nations community. The objective is to maintain positive open dialogue at all times – seeking cooperative resolution of issues. Pricing and lease terms tend to be the most

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dominant topic but others include policing.

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Saugeen Cottager's Organization Inc. (SCOI) continued

beach maintenance and otd services issues. SCOI is acting in an advisory capacity, and membership in SCOI does not preclude a cottager acting on their own behalf. However, it is recommended that the cottagers stay within the framework of SCOI since the cottage associations and SCOI are a structure that have been historically recognized as an advocacy group. When you join or renew your membership with your local association a small portion of your fee goes to running SCOI. Each individual association appoints directors to the SCOI board. These persons must be a member of the local association board.

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Chief's Point have received their new leases. The Band Owned lots in Block A (South Sauble and French Bay areas) have received a 2 year lease extension. This will bridge them until 2013 when the lots will need to be redesignated for leasing. The stated intent is that these approximately 90 lots will be subsequently leased for the additional 8 years to coincide with the others.

The final group of lots representing about 600 of the 1,200 total, are owned by individual locatees. A locatee typically has utilized the standard lease but is not technically bound to it or any specific term. They are free to revise terms but for the most part follow the standard lease.

These leases have not yet been issued and are currently being held as a result of a small number but poorly handled non-renewals in the French Bay area. Your executive is working hard at resolving some issues around termination provisions and suggests that you keep in touch with your local association and the SCOI website for further updates.

We welcome to the SCOI Executive, Rob McLaughlin of French Bay as Vice-President. Rob will become President at the beginning of next year. It has been the custom that the 4 associations that make up SCOI take turns in providing a director who will become President for a 3 year term.

SCOI asks that cottagers refer to the brochure that they received when their Service Fee was paid. This brochure outlines what services are provided by the Land Management Office and a list of phone numbers was included.

Have a safe and sunny summer!