



PIID Buildings & Land Improvements Trustee Annual Report September 2020

TRUSTEE: JULIEN BAHAIN

Introduction

I would like to start with thanking all the volunteers who were involved in the past year to support our operations and projects. This year was a planning and implementation year for the Compound Project.

Buildings report

On the buildings front, the Fire Hall flooring was successfully installed and appliances including the dish washer and the fridge were repaired or installed. I would like to acknowledge all the volunteers who helped along the way.

Reservoirs & Lands report

After last year's work party to clean up the upper and lower reservoirs, the Fire Chief confirmed that they were brought to the level needed for fire protection. This is to be monitored and reassessed on a regular basis.

Dolphin Road Compound report

The compound has been relatively full in the past months, and especially over the winter/spring months; a possible result of the covid-19 situation as more people are on Piers Island due to lock down and ability to work from home.

I would like to remind everyone to follow the compound regulations, and to abide by the rules to ensure a fair and equitable access for all.

While we were at the brainstorming stage last year when we reported back during the AGM, the past 12 months have seen a lot work done by the Compound Select Committee, and it included the following:

- Two surveys were sent to landowners to canvass the needs and the compound best and highest use;
- Two reports were produced to summarize the findings based on the survey's results; and
- A final recommendation was made to the Trustees who approved it at the February 18, 2020 meeting.

Following the approval to proceed, the Compound Select Committee refined the quotes and moved forward with implementation. The first step was to upgrade the electrical panel to provide a 400amp service. This will enable the PIID to replace the current gates with electrical-powered gates, add more lights, or provide EV charging opportunities to landowners. The electrical shed was successfully built on Piers Island and barged across to the Compound.



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The next steps include:

- Modification and approval of Bylaw 115 to reflect the recommended solution impacts to the previous bylaw;
- Installation of the new gates; and
- Trailer storage, boat storage and EV charging changes and management.

Conclusion

In conclusion, a lot has been done over the past 12 months. Our infrastructure is in great shape overall or about to be renovated and upgraded to meet current needs and standards. Nothing would be possible without the cooperation of Islanders and the support we get from volunteers making these projects affordable for all.

As a Trustee, my mindset and goals have been to find solutions that support the majority of landowners where status quo is not a sustainable or reasonable path. While change can be scary or disruptive on an individual basis, I believe that the strength of our community is in embracing that change, and I would like to personally thank everyone for their support, their comments and feedback.

Thanks again to all our volunteers and to our great PIID team.

Submitted by:
Julien Bahain
PIID Buildings & Land Improvements Trustee