



Head Office: 1200. 321 - 6th Avenue S.W., Calgary, Alberta T2P 4W7

Commercial Edge Express

Policy Number: 501178248

Insurance provided subject to the Declarations, Terms, and Conditions of the policy and its Forms only for the coverages for which specific Forms are attached and for which a specific Limit or Amount of Insurance is shown hereunder.

THE FOLLOWING COVERAGES APPLY TO ALL LOCATIONS UNLESS OTHERWISE SPECIFIED.

GENERAL LIABILITY COVERAGES

FORM#	FORM AND COVERAGE(S)	DEDUCTIBLE	LIMIT OF INSURANCE
LR02	Commercial General Liability		
	Coverage A - Bodily Injury Deductible: Per Occurrence	\$ 1,000	
	Coverage A - Bodily Injury and Property Damage Liability		Each Occurrence Limit \$ 2,000,000
	Coverage A - Bodily Injury and Property Damage Liability		General Aggregate Limit \$ 5,000,000
	Coverage A - Products-Completed Operations		Aggregate Limit \$ 2,000,000
	Coverage A - Property Damage Deductible: Per Occurrence	\$ 1,000	
	Coverage B - Personal Injury and Advertising Injury Liability		\$ 2,000,000
	Coverage C - Medical Payments		Per Person \$ 10,000
	Coverage D - Tenants' Legal Liability	\$ 1,000	\$ 2,000,000
EL06	Commercial Edge Liability Coverage Endorsement		As Per Form
L152	Additional Insured - Leased Premises		
L175	Employers Liability Extension	\$ 1,000	\$ 1,000,000
L221	S.E.F. No. 99 Excluding Long term Leased Vehicle Endorsement		
L222	S.P.F. No. 6 - Supplementary Non-Owned Automobile Coverage		
	Section A - Third party Liability	\$ 1,000	\$ 2,000,000
L232	Total Pollution Exclusion		

Form Of Business: Corporation

Additional Insured(s): Additional Insured

City of Vancouver, Its Officials, Officers, Employees, and Agents

453 12 Avenue West
Vancouver, BC V5Y 1V4
With Respect To Form L152





Head Office: 1200, 321 - 6th Avenue S.W., Calgary, Alberta T2P 4W7

RECEIVED

APR 02 2009

Commercial Edge Express

Renewal

Policy Number: 501178248

ING Insurance Company of Canada hereinafter called the Insurer.

The Policy Declarations together with the Supplementary Declarations, Policy Conditions, forms, riders and endorsements, if any, issued to form a part thereof, completes the Policy.

POLICY DECLARATIONS

Name of Insured	Brock House Society and Brock House Holdings Ltd		
Mailing Address	3875 Point Grey Road Vancouver, BC V6R1H3		
Policy Period	From	April 01, 2009	To April 01, 2010
	12:01 a.m. standard time at the postal address of the Named Insured stated herein.		
Insured's Business Operations	Non-Profit Senior Citizen's Activity Centre		
Broker	GNK Insurance Services Inc. 3295 West Broadway Vancouver, British Columbia V6K2H5		
		Phone No.	604-731-4684
Broker No.	03584	Branch ID	B
Billing Method	Agency Bill		

In witness whereof the Insurer has duly executed this policy, provided however that this policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer.

GNK INSURANCE SERVICES INC.

President and Chief Operating Officer

Authorized Representative

This Policy Contains a Clause(s) That May Limit the Amount Payable



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PROPERTY AND BUSINESS INTERRUPTION COVERAGES

Location Number: 1

Location Address: 3875 Point Grey Road
Vancouver West Side, BC

Postal Code: V6R 1H3

Premises Occupied as: Non-Profit Senior Citizen's Activity Centre

Loss, if any, Payable to: 1st Mortgagee

The City of Vancouver c/o Park Board

453 12th Avenue

West Vancouver, BC V5Y 1V4

Form G010 Standard Mortgage Clause is applicable to building only.

The Insurer will endeavour to mail to the Interested Party, 30 days written notice of any material change in or cancellation of this policy, but assumes no responsibility for failure to do so.

FORM#	FORM AND COVERAGE(S)	DEDUCTIBLE	PERILS	VALUATION	CO-INSURANCE	LIMIT OF INSURANCE
BF02	Commercial Building and Contents Broad Form					
	Building	\$ 1,000	Broad Form	Replacement Cost	90%	\$ 152,550
	Contents of Every Description	\$ 1,000	Broad Form	Replacement Cost	90%	\$ 464,100
BI11	Gross Rentals				100%	\$ 200,000
E021	Earthquake Extension					
	Deductible 10% with \$0 minimum deductible amount					
E023	Flood Extension	\$ 10,000				
E042	Sewer Backup Extension	\$ 2,500				\$ 616,650
E074	Data Exclusion					
E077	Terrorism Exclusion					



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FORM#	FORM AND COVERAGE(S)	DEDUCTIBLE	PERILS	VALUATION	CO-INSURANCE	LIMIT OF INSURANCE
E078	Fungi and Fungal Derivatives Exclusion					
E083	Water Damage Deductible	\$ 2,500				
EP06	Commercial Edge Coverage Endorsement (Property/Business Interruption)					
	Accounts Receivable					\$ 25,000
	Customers Goods					\$ 2,500
	Exhibition Floater					\$ 10,000
	Extra Expense					\$ 10,000
	Fine Arts					\$ 15,000
	Installation Floater					\$ 5,000
	Outdoor Signs					\$ 2,500
	Tool Floater					\$ 5,000
	Valuable Papers and Records					\$ 25,000
	Commercial Edge Coverage Endorsement (Property/Business Interruption)					As Per Form
G010	Standard Mortgage Clause					



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		Branch ID	B
Billing Method	Agency Bill		

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President and Chief Operating Officer

Authorized Representative

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	Coverage A - Products-Completed Operations		Aggregate Limit \$ 2,000,000
	Coverage A - Property Damage Deductible: Per Occurrence	\$ 1,000	
	Coverage B - Personal Injury and Advertising Injury Liability		\$ 2,000,000
	Coverage C - Medical Payments		Per Person \$ 10,000
	Coverage D - Tenants' Legal Liability	\$ 1,000	\$ 2,000,000
EL06	Commercial Edge Liability Coverage Endorsement		As Per Form
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L221	S.E.F. No. 99 Excluding Long term Leased Vehicle Endorsement		
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	Section A - Third party Liability	\$ 1,000	\$ 2,000,000
L232	Total Pollution Exclusion		

Form Of Business: Corporation

Additional Insured(s): Additional Insured

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Location Number: 1

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Premises Occupied as: Non-Profit Senior Citizen's Activity Centre

Loss, if any, Payable to: 1st Mortgagee

The City of Vancouver c/o Park Board

453 12th Avenue

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Form G010 Standard Mortgage Clause is applicable to building only.

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FORM#	FORM AND COVERAGE(S)	DEDUCTIBLE	PERILS	VALUATION	CO-INSURANCE	LIMIT OF INSURANCE
BF02	Commercial Building and Contents Broad Form					
	Building	\$ 1,000	Broad Form	Replacement Cost	90%	\$ 152,550
	Contents of Every Description	\$ 1,000	Broad Form	Replacement Cost	90%	\$ 464,100
BI11	Gross Rentals				100%	\$ 200,000
E021	Earthquake Extension					
	Deductible 10% with \$0 minimum deductible amount					
E023	Flood Extension	\$ 10,000				
E042	Sewer Backup Extension	\$ 2,500				\$ 616,650
E074	Data Exclusion					
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E078	Fungi and Fungal Derivatives Exclusion					
E083	Water Damage Deductible	\$ 2,500				
EP06	Commercial Edge Coverage Endorsement (Property/Business Interruption)					
	Accounts Receivable					\$ 25,000
	Customers Goods					\$ 2,500
	Exhibition Floater					\$ 10,000
	Extra Expense					\$ 10,000
	Fine Arts					\$ 15,000
	Installation Floater					\$ 5,000
	Outdoor Signs					\$ 2,500
	Tool Floater					\$ 5,000
	Valuable Papers and Records					\$ 25,000
	Commercial Edge Coverage Endorsement (Property/Business Interruption)					As Per Form
G010	Standard Mortgage Clause					

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3295 West Broadway Vancouver, British Columbia
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Phone No. 604-731-4684

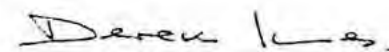
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E083	Water Damage Deductible	\$2,500				
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	Valuable Papers and Records					\$ 25,000
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3295 West Broadway Vancouver, British Columbia
V6K2H5

Phone No. 604-731-4684

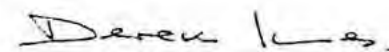
Broker No. 03584

Branch ID B

Billing Method Agency Bill

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Authorized Representative



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	Outdoor Signs					\$ 2,500
	Tool Floater					\$ 5,000
	Valuable Papers and Records					\$ 25,000
	Commercial Edge Coverage Endorsement (Property/Business Interruption)					As Per Form
G010	Standard Mortgage Clause					



GENERAL CERTIFICATE OF INSURANCE

Appendix A



Section 8 b) - Staff to select the required # of days Written Notice before sending the certificate out for completion.
Section 2 through 8 - to be completed and executed by the Insurer or its Authorized Representative

1. THIS CERTIFICATE IS ISSUED TO: City of Vancouver, as represented by its Board of Parks & Recreation
2099 Beach Avenue, Vancouver, BC, V6G 1Z4

and certifies that the Insurance policies as listed herein have been issued to the Named Insured(s) and are in full force and effect as of the effective date of the agreement described below.

2. NAMED INSURED: (must be the same name as the Permittee/Licensee or Party(ies) to the Contract and is/are either an Individual(s) or a legally incorporated company(ies))

BROCK HOUSE SOCIETY & BROCK HOUSE HOLDINGS LTD.

MAILING ADDRESS:

3875 POINT GREY, VANCOUVER, BC V6R 1H3

LOCATION ADDRESS:

3875 POINT GREY RD, VANCOUVER, BC

DESCRIPTION OF OPERATION, CONTRACT, AGREEMENT, LEASE, PERMIT OR LICENSE:

NON-PROFIT SENIOR CITIZEN'S ACTIVITY CENTRE

3. PROPERTY INSURANCE naming the City of Vancouver and its Board of Parks & Recreation as Named Insureds and/or Loss Payees with respect to their interests and shall contain a waiver clause in favour of the City of Vancouver and its Board of Parks & Recreation

(All Risks Coverage Including Earthquake and Flood)

INSURER: INTACT INSURANCE

TYPE OF COVERAGE: KNOWLEDGE/BUSINESS INSURANCE

POLICY NUMBER: 501178248

POLICY PERIOD: From 04/01/12 to 04/01/13

INSURED VALUES: (Replacement Cost)

Building and Tenants' Improvements: \$169,996 - OUTBUILDING

Contents and Equipment: \$482,848

Deductible Per Loss: \$1,000

4. COMMERCIAL GENERAL LIABILITY INSURANCE (Occurrence Form)

Including the following extensions:

- ☒ Personal Injury
- ☒ Products and Completed Operations
- ☒ Cross Liability or Severability of Interest
- ☒ Employees as Additional Insureds
- ☒ Blanket Contractual Liability
- ☒ Non-Owned Auto Liability

INSURER: INTACT INSURANCE

POLICY NUMBER: 501178248

POLICY PERIOD: From 04/01/12 to 04/01/13

LIMITS OF LIABILITY: (Bodily Injury and Property Damage Inclusive)

Per Occurrence: \$2,000,000

Aggregate: \$5,000,000

All Risk Tenants' Legal Liability: \$2,000,000

Deductible Per Occurrence: \$1,000

5. AUTOMOBILE LIABILITY INSURANCE for operation of owned and/or leased vehicles

INSURER:

POLICY NUMBER:

POLICY PERIOD: From _____ to _____

LIMITS OF LIABILITY:

Combined Single Limit:

If vehicles are insured by ICBC, complete and provide Form APV-47.

6. ☐ UMBRELLA OR ☐ EXCESS LIABILITY INSURANCE

INSURER:

POLICY NUMBER:

POLICY PERIOD: From _____ to _____

LIMITS OF LIABILITY: (Bodily Injury and Property Damage Inclusive)

Per Occurrence:

Aggregate:

Self-Insured Retention:

7. OTHER INSURANCE (e.g. Boiler & Machinery, Business Interruption, Crime, etc.) - Please specify Name of Insurer(s), Policy Number, Policy Period, and Limit.

BUSINESS INTERRUPTION - INTACT INSURANCE #501178248 - \$200,000
BOILER & MACHINERY - AVIVA CANADA (Certificate #014) - Feb 17, 2012 to Feb 17, 2013 - \$473,380

8. POLICY PROVISIONS:

Where required by the governing contract, agreement, lease, permit or license, it is understood and agreed that:

- a) The City of Vancouver and its Board of Parks & Recreation, their officials, officers, employees, servants and agents have been added as Additional Insureds with respect to liability arising out of the operation of the Named Insured pursuant to the governing contract, agreement, lease, permit or license;
- b) THIRTY (30) days written notice of cancellation or material change resulting in reduction of coverage with respect to any of the policies listed herein, either in part or in whole, will be given by the Insurer(s) to the Holder of this Certificate; the exception is cancellation for non-payment of premiums in which case the applicable statutory conditions will apply;
- c) The Insurance policy (policies) listed herein shall be primary with respect to all claims arising out of the operation of the Named Insured. Any Insurance or self-insurance maintained by the City of Vancouver and its Board of Parks & Recreation shall be in excess of this Insurance and shall not contribute to it.

SIGNED BY THE INSURER OR ITS AUTHORIZED REPRESENTATIVE

Patrick North

PRINT NAME OF INSURER OR ITS AUTHORIZED REPRESENTATIVE, ADDRESS AND PHONE NUMBER

PATRICK NORTH, ANK INSURANCE SERVICES INC. 3295 W. BROADWAY, VANCOUVER, BC V6K 2H5.

InsuranceCertificates-ParkBoardGeneral-2010-03-30d.docx

Dated: MAY 29, 2012



GENERAL CERTIFICATE OF INSURANCE

Appendix A



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2099 Beach Avenue, Vancouver, BC, V6G 1Z4

and certifies that the insurance policies as listed herein have been issued to the Named Insured(s) and are in full force and effect as of the effective date of the agreement described below.

2. NAMED INSURED: (must be the same name as the Permittee/Licensee or Party(ies) to the Contract and is/are either an individual(s) or a legally incorporated company(ies))

BROCK HOUSE SOCIETY & BROCK HOUSE HOLDINGS LTD.

MAILING ADDRESS:

3875 POINT GREY, VANCOUVER, BC V6R 1H3

LOCATION ADDRESS:

3875 POINT GREY RD, VANCOUVER, BC

DESCRIPTION OF OPERATION, CONTRACT, AGREEMENT, LEASE, PERMIT OR LICENSE:

NON-PROFIT SENIOR CITIZEN'S ACTIVITY CENTRE

3. PROPERTY INSURANCE naming the City of Vancouver and its Board of Parks & Recreation as Named Insureds and/or Loss Payees with respect to their interests and shall contain a waiver clause in favour of the City of Vancouver and its Board of Parks & Recreation

(All Risks Coverage Including Earthquake and Flood)

INSURER: INTACT INSURANCE

TYPE OF COVERAGE: KNOWLEDGE/BUSINESS INSURANCE

POLICY NUMBER: 501178248

POLICY PERIOD: From 04/01/12 to 04/01/13

INSURED VALUES: (Replacement Cost)

Building and Tenants' Improvements: \$169,996 - OUTBUILDING

Contents and Equipment: \$482,848

Deductible Per Loss: \$1,000

4. COMMERCIAL GENERAL LIABILITY INSURANCE (Occurrence Form)

Including the following extensions:

☒ Personal Injury

☒ Products and Completed Operations

☒ Cross Liability or Severability of Interest

☒ Employees as Additional Insureds

☒ Blanket Contractual Liability

☒ Non-Owned Auto Liability

INSURER: INTACT INSURANCE

POLICY NUMBER: 501178248

POLICY PERIOD: From 04/01/12 to 04/01/13

LIMITS OF LIABILITY: (Bodily Injury and Property Damage Inclusive)

Per Occurrence: \$2,000,000

Aggregate: \$5,000,000

All Risk Tenants' Legal Liability: \$2,000,000

Deductible Per Occurrence: \$1,000

5. AUTOMOBILE LIABILITY INSURANCE for operation of owned and/or leased vehicles

INSURER:

POLICY NUMBER:

POLICY PERIOD: From _____ to _____

LIMITS OF LIABILITY:

Combined Single Limit: \$ _____

If vehicles are insured by ICBC, complete and provide Form APV-47.

6. ☐ UMBRELLA OR ☐ EXCESS LIABILITY INSURANCE

INSURER:

POLICY NUMBER:

POLICY PERIOD: From _____ to _____

LIMITS OF LIABILITY: (Bodily Injury and Property Damage Inclusive)

Per Occurrence: \$ _____

Aggregate: \$ _____

Self-Insured Retention: \$ _____

7. OTHER INSURANCE (e.g. Boiler & Machinery, Business Interruption, Crime, etc.) - Please specify Name of Insurer(s), Policy Number, Policy Period, and Limit.

BUSINESS INTERRUPTION - INTACT INSURANCE #501178248 - \$200,000
BOILER & MACHINERY - AVIVA CANADA (Certificate #014) - Feb 17, 2012 to Feb 17, 2013 - \$473,380

8. POLICY PROVISIONS:

Where required by the governing contract, agreement, lease, permit or license, it is understood and agreed that:

- The City of Vancouver and its Board of Parks & Recreation, their officials, officers, employees, servants and agents have been added as Additional Insureds with respect to liability arising out of the operation of the Named Insured pursuant to the governing contract, agreement, lease, permit or license;
- THIRTY (30) days written notice of cancellation or material change resulting in reduction of coverage with respect to any of the policies listed herein, either in part or in whole, will be given by the Insurer(s) to the Holder of this Certificate; the exception is cancellation for non-payment of premiums in which case the applicable statutory conditions will apply;
- The Insurance policy (policies) listed herein shall be primary with respect to all claims arising out of the operation of the Named Insured. Any Insurance or self-insurance maintained by the City of Vancouver and its Board of Parks & Recreation shall be in excess of this Insurance and shall not contribute to it.

SIGNED BY THE INSURER OR ITS AUTHORIZED REPRESENTATIVE

Patrick North

PRINT NAME OF INSURER OR ITS AUTHORIZED REPRESENTATIVE, ADDRESS AND PHONE NUMBER

PATRICK NORTH, ANK INSURANCE SERVICES INC. 3295 W. BROADWAY, VANCOUVER, BC V6K 2H5.

InsuranceCertificates-ParkBoardGeneral-2010-03-30d.docx

Dated: MAY 29, 2012

Brock House Society

**Annual General
Meeting**

2013

March 13th, 2013

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BROCK HOUSE SOCIETY
ANNUAL GENERAL MEETING

Wednesday, March 13, 2013

AGENDA

Place: **The Conservatory, Brock House Society**

Time: **1:00 p.m.**

1. Welcoming Remarks: Christine Samson
2. Approval of Agenda
3. Adoption of Minutes, 2012 AGM
4. Report of the President and Executive Committee: Christine Samson
5. Financial Reports:
 - a) Treasurer's Report
 - b) Auditor's Report
 - c) Auditor's Appointment
6. Committee Reports:
 - a) Standing Committees
 - b) Other Committees
7. Nominating Committee Report
8. Motion to Adjourn

Refreshments will be served after the meeting

MINUTES OF THE 2012 AGM

BROCK HOUSE SOCIETY ANNUAL GENERAL MEETING

Wednesday, March 14, 2012

The Conservatory – 1.00 p.m.

MINUTES

1. Welcoming Remarks

The President, Fran Holmes-Green, welcomed members to the meeting and introduced Arn Ulmer and Dick Stace-Smith, two Past Presidents. She also introduced Mark Hoag from KN&V Chartered Accountants, the auditors, and said that the new representative of the Park Board, John Coupar, was unable to attend. There was a quorum.

2. Approval of Agenda

It was moved by Lorraine Douglass, seconded by Sheila Fry, and carried, that the Agenda, as printed on page 2 of the programme, be approved.

3. Minutes of 2011 AGM

It was moved by Leila Daniel, seconded by Audrey Ostrom and carried, that the minutes of the Annual General Meeting held on March 16 2011 be approved.

4. President's Report – Fran Holmes-Green

“Although no grants were forthcoming during this past year, we are indeed fortunate to be in sound financial shape.

We endeavor to do our utmost to maintain the house - a condition of the lease with the City of Vancouver.

We continue to receive revenue from the Vancouver Foundation for our investment, the restaurant (which had a substantial increase in profits this past year), members' generous donations and fund raisers. All donations - unless otherwise specified - go into our Care and Conservation Fund, allotted for maintenance and upgrading Brock House. Upcoming projects include outdoor signage, cafeteria server and electrical wiring and replacement of pipes. Membership dues once again were increased marginally to \$35.00 including HST.

The Christmas Luncheon, catered by the Brock House Restaurant, was a popular event, well attended and enjoyed by all.

Our major fund-raiser, the Summer Fair, chaired by Christine Samson and co-chaired by Don Forsyth, proved to be even more successful than last year. The Christmas Fair chaired by Don Forsyth was an amazing success - surpassing our expectations. Dick and Joan Stace-Smith hosted their fourth annual Pancake Breakfast which was enjoyed by all.

To Anne Cumpston (Chair), Arn Ulmer (Co-Chair) and Committee - once again a sincere thank you for your diligence in the organization of our elegant President's Lawn Party - which is in honour of our dedicated 10, 20, 25 and 30 year volunteers.

Our teas - each with a seasonal theme and entertainment - are of a high standard reflecting fine organizational skills and attention to detail. Thank you to Susan Hooze (Socials Committee Chair), Kaz Samejima, our caterer and the Big Band.

We have an excellent staff who welcome our input. Sophie Djordjevic, our Administrator, is the multi-talented leader (with an open door policy) - supported by her congenial team, Vera Enshaw, Lee Murray and Nebojsa Stajcic.

Our volunteers give of their time and energy so generously. To all Committee Chairs on the Board of Directors and Conveners of events, greeters, office workers, musicians, craft workers, woodworkers, cafeteria workers, computer experts, library assistants and Gallimaufry Editor, a note of thanks.

A sincere thank you to those Directors stepping down: Ivan Herejk, Dorita Lanther, Kay Phillips, Elaine Rolston, Anne Tupper and Loretta Woodcock.

Honorary Past President Charles Bourne found it necessary to resign during this past year. We are thankful for his many years of services and, on many occasions, his wise legal counsel.

I am grateful for the support of the Executive, Finance Committee, Board of Directors and staff over the past two years. It has been an honor to serve as your President."

5. Financial Reports

(a) Treasurer's Report – Isabella Kilgour

Financially 2011 was a successful year for Brock House. We ended the year with a small surplus of \$43,000 due to increased revenue from the restaurant and fund-raisers.

The interest from the Vancouver Foundation is slowly improving after the downturn in the market in 2008. In 2011 we received \$49,774 from the Foundation which is \$2,254 higher than last year.

During the year we received \$16,945 from three estates which was sent to the Vancouver Foundation; this will have a positive long term effect on the interest we receive. Any money received from estates is greatly appreciated.

In 2011 we were required to have an engineering report done on the house. This is called the Meridian Report and is part of the lease requirement with the City of Vancouver. This has been done and there were no major deficiencies. We have \$133,320 in our Care and Conservation Account for future capital projects but do not expect any major repairs in 2012. Any improvements to the house in 2012 have been included in our 2012 operating budget. The Society is in a very sound financial position.

The Finance Committee meets each month to review the financial statements and discuss any other financial matter before presenting them to the Executive and the Board.

The Administrator does an excellent job in producing the statements on schedule and answering any questions that may arise. Our audit costs are kept to a minimum as Sophie prepares the majority of the audit working papers. The Finance Committee would like to thank Sophie and the office staff for all the help they have given us during the year. I would like to acknowledge Karen Vail for her help in chairing the Finance meetings during my absence.

It was moved by Isabella Kilgour, seconded by Brenda Laing, and carried, that the Audited Financial Statements for the year 2011 be brought to the floor.

(b) Auditor's Report – Mark Hoag

Mark Hoag of KN&V Chartered Accountants clarified that the Society has not changed auditors, although the name is different. Two companies had merged and the firm is now called KN&V.

Mark confirmed that the Brock House accounts are in good order. He commented that in common with many not-for-profit organizations, the Society derives part of its revenue from donations and fund-raising, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, the Auditor's verification of these revenues was limited to the amounts recorded in the records of the Society and they were not able to determine whether any adjustments might be necessary to these revenues, excess of revenue over expenditure and net assets.

He also reported that there are new accounting standards for private non-profit organizations (such as Brock House Society) effective January 1, 2012, and that the Society is currently assessing the impact of these new standards. Mark thanked Sophie Djordjevic for her help in providing the working papers for the audit. There were no questions from the members present.

A motion to accept the audited financial statements of December 31st 2011 was moved by Joan Stace-Smith, seconded by Karen Vail, and carried.

(c) Appointment of Auditors

It was moved by Isabella Kilgour, seconded by Iris Dye that KM&V be appointed as auditors for the coming year, subject to their submitting a letter of engagement listing their fees and schedule.

6. Committee Reports

(a) Standing Committees

The President introduced the Directors who were present. The following reports were published in the programme:

Computer	- Merva Cottle	Office	- Kay Phillips
Food Services	- Diane Kika	Programme	- Elaine Rolston
Greeters	- Anne Tupper	Property Management	- Ivan Herejk
Library	- Rosemary Ferguson	Socials	- Susan Hooge

Membership - Jacqueline Eden

Volunteer Resources - Ann Howe

Music - Sharon Copeman

Workshop - BevAnn Lister-Dean

(b) Other reports

The following reports were also published in the programme:

Summer Fair - Christine Samson

Halpern Trust Fund - Arn Ulmer

Administrator - Sophie Djordjevic

7. Nominating Committee Report – Joan Stace-Smith

Joan Stace-Smith presented the report of the Nominating Committee, listing the members who have agreed to be nominated for the Brock House Board for 2012-2013 (the report was published in the programme). She thanked the other two members of her Committee, Alex Curror and Mary McArthur for their assistance. Joan explained that, with the exception of the positions of Secretary and Treasurer, no officer of the Society and no chairperson of a standing committee may hold the same office for more than two consecutive years.

Honorary:

Richard Stace-Smith Honorary President

Arn Ulmer Honorary Vice-President

Joan explained that because the Honorary President and Honorary Vice-President had only recently assumed these positions to fill the vacancy created by Charles Bourne's resignation, there is no necessity for an election at this time.

Executive Committee

Christine Samson	President	Margaretta Shirkoff	Secretary
Don Forsyth	1 st Vice-President	Fran Holmes-Green	Past President
BevAnn Lister-Dean	2 nd Vice-President	Isabella Kilgour	Treasurer

Joan Stace-Smith proposed a motion to approve the members who had been nominated for the Executive Committee for one year. The motion was seconded by Sharon Copeman and carried.

Directors

Jerry Cirencione	Bill Fry	Myrna Kozier
Merva Cottle	Dave Grimble	Brian Lahiffe
John Coupar	Susan Hooge	Liliane Julien
Anne Cumpston	Ann Howe	Leora Williams
Judy Davis	Elizabeth Jackson	Nancy Wooldridge
Rosemary Ferguson	Diane Kika	

Joan Stace-Smith proposed a motion to approve the members who had been nominated for the Board of Directors for one year. The motion was seconded by Lorraine Douglass and carried.

8. New President

Fran Holmes-Green introduced the new President, Chris Samson, who gave the following speech:

“Thank you Fran, and thank you for being our President for the past 2 years. You have done well for Brock House and we are most appreciative.

I would like to thank all who have placed their trust in me to be the 21st president of Brock House for the next year. Also, I would like to thank all who have supported me over the past few years. I look forward to your continued support.

I would like to congratulate all newly appointed and returning Board members. I look forward to getting to know the new appointees and to working with you all. One of my main roles as the President is to help Board members fulfill their roles and, where possible, achieve their goals.

I have come to the presidency of the Brock House Society at a most fortunate time. 2012 is a Special Year as we celebrate the 100th birthday of this grand home....so it promises to be a fun year. We have a wonderful committee in place working on Centennial events. The week of October 15th will be the main week of celebration. As well, many of the special events held throughout the year will have a Centennial theme.

Many major upgrading projects have been completed and the House is in very good shape considering its age. Minor renovations to the food service area are now in the planning stage and we hope to complete this work in 2012. The finances of the Society are in a healthy position.

The membership survey has been completed and we have received many good suggestions as well as concerns from the membership. A committee, reporting to the Executive, will be formed later in the year to create a Strategic Plan for the Society. On the whole, the survey was mostly a “Good News” story.

Throughout the next year I will try and meet many members and will be at the house quite often but not every day. I have a desk and small office on the 3rd floor and my mail box is there if you would

like to contact me. In addition, a suggestion box will soon be located in the lobby. Your concerns and suggestions are important to me.

I like to remember that "With complaints we grow and with compliments we glow".

I would like to recognize and thank those who make Brock House work - the staff, the course instructors, the caterer and the many members who volunteer. Volunteers are the backbone of the Society and I will try to ensure that your experience at Brock House is a positive one.

Once the meeting is finished we shall move to the Halpern Room and watch the DVD..."A year in the Life of Brock House". This was the brainchild of Dick Stace Smith at the AGM a year ago. Lindsay Salt and Dave Grimbale happily took on this project and have taken many photos at Brock House throughout the year and the result is a wonderful video.

I will now turn the meeting back to Fran who will continue with the Agenda."

9. Other Business

Fran Holmes-Green inquired if there were any questions from the floor.

In response to a query about how the Executive Committee is chosen, Joan Stace-Smith explained that each Director is asked to indicate the positions for which they are prepared to volunteer. The 2nd Vice-President, after serving two years in this position, becomes the 1st Vice-President. Similarly, the 1st Vice-President, after serving two years in this position, becomes the President. The out-going President becomes the Past President. However, any of these individuals have the option of not serving again the following year. As explained above, the Treasurer and Secretary positions have no term limit.

In response to a query from another member about the status of the lease, which is due for renewal at the end of January 2013, Sophie explained that the Society is waiting to negotiate with the City of Vancouver.

10. Motion to Adjourn

There being no further business, a motion to adjourn was moved by Sheila Bain, seconded by Audrey Ostrom and carried. The meeting ended at 1.40 pm.

REPORT of the PRESIDENT and TREASURER

Report of the President

2012 was a significant year in the life of Brock House. It was a year of celebrations since the house celebrated its 100th anniversary, the Society its 35th and the President's Lawn Party its 25th.

As Chairperson of the Centennial Committee, I have submitted a separate report on the Centennial celebrations. A very important outcome of these celebrations was the book "Thorley Park to Brock House". This book was edited by Jo Pleshakov and tells the story of Brock House from a family home to a heritage landmark. It is not only a history of the house and all that has happened with it over the past 100 years, but is also a history of the area. The book has received excellent reviews and, with just a few more sales, will be in a position to contribute financially to Brock House. It is an important legacy to be enjoyed by many, both now and for years to come.

The property Chair, David Grimble, and his committee have been very busy throughout this past year. I am very pleased to report that the new Brock House sign was completed and the Food Service renovation was planned. (Please refer to Dave's report for more detailed information.) In addition, I would like to thank Dave for the work he has done in creating beautiful posters advertising the many events at Brock House.

I would also like to thank Susan Hooge, and the Social Committee for hosting a Robbie Burns event, a St. Patrick's Day event, and the Remembrance Day service. As well, the Social Committee helped with many of the Centennial events.

I would like to recognize the Park Board for doing such a wonderful job maintaining our grounds and gardens throughout the seasons. The flower beds in the spring and summer are always beautiful. We are so very fortunate to be located in such a spectacular setting.

Our major fund-raisers - the Summer Fair chaired by Don Forsyth and Bev Ann Lister-Dean, and the Christmas Fair chaired by Bev Ann Lister-Dean - were extremely successful.

The Pancake Breakfast, organized by Dick and Joan Stace-Smith and their team, was a sell-out. The Fryday Flicks, organized by Bill Fry, are now playing to full audiences. These movies take place every Friday during the fall and winter months.

I would like to thank Fran Holmes-Green and her committee for organizing the 25th Annual President's Lawn Party. This year we honoured 18 members with 10 year pins and 1 member with a 25 year pin.

Many of our programs are very well attended. Toby Feldman, a long time Brock House instructor, passed away in early 2012. Judy Burge was hired to teach "Brush up" Bridge and her class is enjoyed by many. The lecture series, travel series, duplicate bridge, movies and yoga classes all seem to have a large following. I am happy to report that the Esther Birney series is back with convenors Keith Bramwell and Mike and Mary-Ellen Flynn. New classes in Zumba have been also well attended, as have many of the old favourites from Art to Woodworking. The Brock House Tours have been very popular with members.

A new Brock House Archives Committee was formed. This committee will be responsible to ensure that all Brock House materials are stored properly and sent to the City Archives in a timely manner.

We have enjoyed close working relations this year with the Brock House Restaurant. The restaurant catered to the Centennial Banquet, the Christmas lunch and a special Christmas dinner for Brock House members. We look forward to having more special events catered by the restaurant. The restaurant continues to do well, both as a fine dining establishment and as a catering venue. This is extremely

important for the Society since much of our operating revenue comes from monies paid to the Society by the restaurant.

I am also very pleased to report that the financial situation at Brock House is very good. You will learn more about this in the Treasurer's report.

I would like to especially recognize and thank the following:

Dick Stace-Smith	Honorary President
Arn Ulmer	Honorary Vice President
Isabella Kilgour	Treasurer and her Finance committee
Margaretta Shirkoff	Secretary to the Executive and Board
Bev-Ann Lister- Dean	Editor of the Gallimaufry
Fran Holmes Green	Past President
Kaz Samejima	Brock House Society Caterer

Also, I would like to thank all the Brock House staff for their commitment and dedication to the Society.

Sophie Djordevic	Administrator
Vera Enshaw	Admin Assistant
Lee Murray	Maintenance Co-ordinator
Nebojsa Stajic	Maintenance Assistant

This year the following directors will step down, having completed their 2 one year appointments on the Board:

Susan Hooge
Diane Kika
Rosemary Ferguson
Sharon Copeman

I received resignations from Gerry Cirencione and Brian Lahiffe.

Ron Nielson was appointed to the Board as Director of Woodworkers.

Finally, on behalf of the Executive, I would like to thank the Board of Directors, committees, and all volunteers for your support and hours of hard work. It has been greatly appreciated.

Respectfully submitted, Christine Samson, President

Report of the Treasurer

Financially 2012 was a successful year for Brock House. We ended the year with a small surplus of \$5,623.

We now follow ASNFPO which is Accounting Standards for Not-for-profit Organization of the Canadian Institute of Chartered Accountant Handbook effective January 1, 2011.

The interest from the Vancouver Foundation continues to improve. In 2012 we received \$51,380 in interest from the foundation, \$1,605 higher than last year. During the year we received \$11,050 from estates, which was sent to the Vancouver Foundation; this will have a positive long term effect on the interest we receive quarterly. We will no longer show the Endowment Fund on the Balance Sheet as an asset because Vancouver Foundation controls this account.

In total we received \$29,832 in donations during the year. These were allocated to the Care and Conservation Fund \$16,332, Vancouver Foundation \$11,050, General Operating \$1,800 and \$650 went to specific programs. Any money received from estates or general donations is greatly appreciated.

We do not expect any major financial costs in the near future except for general maintenance and upgrading. The Care and Conservation account now stands at \$159,707, up \$17,387 from the same time last year. The Society is in a very sound financial position.

The Finance Committee meets each month to review the statements and discuss any other financial matters before presenting them to the Executive and the Board.

The Administrator does an excellent job in producing the statements on schedule and answering any questions that may arise. Our audit costs are kept to a minimum as Sophie prepared the majority of the audit working papers. The Finance Committee would like to thank Sophie and the office staff for all the help they have given us during the year. I would like to acknowledge the members of the Finance Committee for the support they have given me during the year.

Respectfully submitted, Isabella Kilgour, Treasurer

BROCK HOUSE SOCIETY

FINANCIAL STATEMENTS

DECEMBER 31, 2012



BROCK HOUSE SOCIETY
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DECEMBER 31, 2012

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of:
Brock House Society

Report on Financial Statements

We have audited the accompanying financial statements of BROCK HOUSE SOCIETY, which comprise the statement of financial position as at December 31, 2012 and the statement of changes in net assets, revenues and expenditures and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Basis for Qualified Opinion

In common with many not-for-profit organizations, the Society derives a portion of its revenue from donations, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the Society and we were not able to determine whether any adjustments might be necessary to donation revenues, excess of revenues over expenditures and cash flows from operations for the years ended December 31, 2012 and 2011, current assets as at December 31, 2012 and 2011 and net assets as at January 1 and December 31 for both the 2012 and 2011 years. Our audit opinion on the financial statements for the year ended December 31, 2011 was modified accordingly because of the possible effects of this limitation in scope.



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A worldwide association of independent accounting firms



Qualified Opinion

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements present fairly, in all material respects, the financial position of Brock House Society as at December 31, 2012, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Other Matters

Without modifying our opinion, we draw attention to Note 3 to the financial statements which describes that BROCK HOUSE SOCIETY adopted Canadian accounting standards for not-for-profit organizations on January 1, 2012 with a transition date of January 1, 2011. These standards were applied retrospectively by management to the comparative information in these financial statements, including the statement of financial position as at December 31, 2011 and January 1, 2011, and the statements of net assets, revenues and expenditures and cash flows for the year ended December 31, 2011 and related disclosures. We were not engaged to report on the restated comparative information, and as such, the restated comparative information has not been reviewed nor audited in accordance with accounting standards for not-for-profit organizations.

Report on Other Legal and Regulatory Requirements

As required by the Society Act of British Columbia, we report that, in our opinion, these principles have been applied on a basis consistent with that of the previous year.



Chartered Accountants LLP

February 25, 2013



BROCK HOUSE SOCIETY
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2012 AND 2011 AND JANUARY 1, 2011

	December 31 2012	December 31 2011	January 1 2011 (Note 3)
ASSETS			
CURRENT ASSETS:			
Cash	\$ 503,485	\$ 493,121	\$ 429,554
Accounts receivable	37,397	37,863	35,939
Government agencies recoverable	-	-	4,803
Prepaid expenses	22,722	8,750	9,589
Marketable securities	1,676	1,769	1,988
Total current assets	565,280	541,503	481,873
PROPERTY, PLANT AND EQUIPMENT (Note 5)	13,147	18,483	25,846
	\$ 578,427	\$ 559,986	\$ 507,719
LIABILITIES			
CURRENT LIABILITIES:			
Accounts payable and accrued liabilities	\$ 35,570	\$ 28,580	\$ 45,055
Government agencies payable	4,605	8,698	-
Deferred income	44,446	42,759	37,997
Total current liabilities	84,621	80,037	83,052
NET ASSETS			
RESTRICTED			
Care and Conservation	150,707	133,320	112,190
George Halpern	2,023	3,588	5,297
Total restricted net assets	152,730	136,908	117,487
PREMISES	13,147	18,483	2,094
OPERATING	327,929	324,558	305,086
Total net assets	493,806	479,949	424,667
	\$ 578,427	\$ 559,986	\$ 507,719

LEASE COMMITMENTS (Note 6)

APPROVED BY:

Isabella A. Kellogg
Christine Samson

The accompanying Notes are an integral part of this statement.

KNV

BROCK HOUSE SOCIETY
STATEMENT OF CHANGES IN NET ASSETS
FOR THE YEARS ENDED DECEMBER 31, 2012

	Operating Fund	Care and Conservation Fund	George Halpern Fund	Premises Fund	Endowment Fund	2012	2011
Balance at Beginning of Year - as previously stated	\$ 324,558	\$ 133,320	\$ 3,588	\$ 18,483	\$ 1,313,583	\$ 1,793,532	\$ 1,749,218
Prior period adjustment (Note 4)	-	-	-	-	(1,313,583)	(1,313,583)	(1,324,551)
Balance at Beginning of Year - as restated	324,558	133,320	3,588	18,483	-	479,949	424,667
Excess (Deficiency) of Revenues Over Expenditures for the year	5,623	17,387	(1,565)	(7,588)	-	13,857	55,282
Transfer between funds	(2,252)	-	-	2,252	-	-	-
Balance at End of Year	\$ 327,929	\$ 150,707	\$ 2,023	\$ 13,147	\$ -	\$ 493,806	\$ 479,949

The accompanying Notes are an integral part of this statement.

BROCK HOUSE SOCIETY
STATEMENT OF REVENUES AND EXPENDITURES
FOR THE YEARS ENDED DECEMBER 31, 2012 AND 2011

	Operating Fund	Care and Conservation Fund	George Halpern Fund	Premises Fund	2012	2011
Revenues						
Donations	\$ 1,800	\$ 17,387	\$ -	\$ -	\$ 19,187	\$ 21,380
Interest						
- Vancouver Foundation (Note 7)	51,380	-	4,648	-	56,028	54,353
- Other	2,141	-	-	-	2,141	2,321
Fundraising	39,244	-	-	-	39,244	34,875
Members' activities	121,957	-	968	-	122,925	86,889
Membership fees	50,896	-	-	-	50,896	47,481
Restaurant	187,106	-	-	-	187,106	202,000
	454,524	17,387	5,616	-	477,527	449,299
Expenditures						
Amortization	-	-	-	7,588	7,588	7,363
General and miscellaneous	50,726	-	-	-	50,726	37,534
Insurance	10,593	-	-	-	10,593	10,588
Members' activities	115,072	-	7,181	-	122,253	87,270
Professional fees	11,816	-	-	-	11,816	9,190
Repairs and maintenance	84,906	-	-	-	84,906	56,040
Restaurant recoveries	(81,349)	-	-	-	(81,349)	(57,356)
Salaries and benefits	182,514	-	-	-	182,514	177,497
Stationery and office	15,229	-	-	-	15,229	13,110
Utilities	59,301	-	-	-	59,301	52,562
	448,808	-	7,181	7,588	463,577	393,798
Income (Loss) before the undernoted	5,716	17,387	(1,565)	(7,588)	13,950	55,501
Loss on marketable securities	(93)	-	-	-	(93)	(219)
Excess (Deficiency) of Revenues Over Expenditures	\$ 5,623	\$ 17,387	\$ (1,565)	\$ (7,588)	\$ 13,857	\$ 55,282

The accompanying Notes are an integral part of this statement.



BROCK HOUSE SOCIETY
STATEMENT OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2012 AND 2011

	2012	2011
CASH WAS PROVIDED FROM (USED IN):		
Operating Activities:		
Excess of revenues over expenditures	\$ 13,857	\$ 55,282
Items not affecting cash -		
Adjustment for amortization	7,588	7,363
Loss on marketable securities	93	219
	21,538	62,864
Changes in non-cash working capital:		
Decrease (increase) in accounts receivables	466	(1,924)
Decrease (increase) in prepaid expenses	(13,972)	839
Increase (decrease) in accounts payable and accrued liabilities	6,990	(16,475)
Increase (decrease) in government agencies payable	(4,093)	13,501
Increase in deferred income	1,687	4,762
Net changes	(8,922)	703
	12,616	63,567
Investing Activities:		
Acquisition of property, plant and equipment	(2,252)	-
Increase in cash	10,364	63,567
CASH, BEGINNING OF YEAR	493,121	429,554
CASH, END OF YEAR	\$ 503,485	\$ 493,121

The accompanying Notes are an integral part of this statement.



BROCK HOUSE SOCIETY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2012

1. OPERATIONS

The Society operates a centre for senior citizen activities in Vancouver. The Society is incorporated under the B.C. Society Act and is a registered charity under the provisions of the Canadian Income Tax Act.

2. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Presentation

These financial statements have been prepared in accordance to Canadian accounting standards for not-for-profit organizations ("ASNFP") (Note 3).

(b) Use of Estimates

The preparation of financial statements in conformity with Canadian ASNFP requires management to make estimates and assumptions which affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and revenues and expenses for the year reported. These estimates are reviewed periodically, and, as adjustments become necessary, they are reported in excess of revenues over expenditures in the period in which they become known.

(c) Fund Accounting

The Society follows the restricted fund method of accounting for contributions. For financial reporting purposes, the accounts have been classified into the following funds:

(i) Operating Fund

The operating fund accounts for the Society's program delivery and administrative activities.

(ii) Care and Conservation Fund

Care and conservation contributions are premises related expenditures having a benefit lasting greater than five years.

(iii) George Halpern Fund

By bequest from the estate of the late Mr. Halpern to the Vancouver Foundation ("Foundation"), a trust was established, the income from which is to be paid to the Society to assist member travel and entertainment type functions.

(d) Capital Disclosures

The Society's objectives when managing capital are:

- To safeguard the Society's ability to continue as a going concern so that it can continue to provide services to its members.
- To maintain sufficient funds for the upkeep of Brock House as required by the Society's agreement with the Vancouver Parks Board.

(e) Property, Plant and Equipment

Property, plant and equipment are recorded at cost or if donated, at assigned values, less accumulated amortization and any write-down for impairment.



BROCK HOUSE SOCIETY**NOTES TO FINANCIAL STATEMENTS - DECEMBER 31, 2012 (Continued)****2. SIGNIFICANT ACCOUNTING POLICIES (Continued)****(e) Property, Plant and Equipment (Continued)**

The Society's property, plant and equipment are amortized over their estimated useful lives on the straight-line method at the following annual rates:

Computer hardware	20%
Furniture and equipment	20%

In the year of acquisition, the above rates are reduced by one-half.

Management reviews the useful lives and the carrying values of property, plant and equipment on an ongoing basis for continued appropriateness, taking into consideration any events or changes in circumstances which might have impaired their carrying values. Any impairment loss is measured at the amount by which the carrying amount of an asset exceeds its fair value.

(f) Revenue Recognition

Donations and revenues from fundraising are recognized when received.

Endowment interest and restaurant revenue are recognized when earned.

Membership fees and members' activities revenue are recognized on an accrual basis. Revenue received prior to the period they relate to are deferred.

(g) Contributed Services

Volunteers contribute their time to assist the Society in carrying out its activities. Because of the difficulty of determining their value, contributed services are not recognized in the financial statements.

(h) Financial Instruments**(i) Measurement of Financial Instruments**

The Society initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions.

The Society subsequently measures all its financial assets and financial liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in excess of revenues over expenditures.

Financial assets measured at amortized cost include accounts receivable. Financial assets measured at fair value include cash and investments quoted in the active market.

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities.

BROCK HOUSE SOCIETY**NOTES TO FINANCIAL STATEMENTS - DECEMBER 31, 2012 (Continued)****2. SIGNIFICANT ACCOUNTING POLICIES (Continued)****(h) Financial Instruments (Continued)****(ii) Impairment**

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in excess of revenues over expenditures. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance amount, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in excess of revenues over expenditures.

(iii) Transaction Costs

The Society recognizes its transaction costs in net income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

3. IMPACT OF THE CHANGE IN THE BASIS OF ACCOUNTING

The Society has elected to apply ASNFPO as set out in Part III - Accounting Standards for Not-for-Profit Organizations of the Canadian Institute of Chartered Accountants ("CICA") Handbook for the year ended December 31, 2012. These new standards require the Society to apply the accounting policies adopted retrospectively to the date of transition (January 1, 2011).

As these are the first financial statements of the Society prepared in accordance with ASNFPO, they have been prepared in accordance with Section 1501, First-time Adoption of Part III of the CICA Handbook.

The adoption of ASNFPO requires the Society to record the change in unrealized gains or losses on marketable securities in the Statement of Revenues and Expenditures. Previously, the Society was required to record the change in unrealized gains or losses on marketable securities in the Statement of Changes in Net Assets. As a result of the adoption, the following changes have been applied to the comparative figures:

	2011
Statement of Revenues and Expenditures	
Loss on marketable securities	\$ (219)
Decrease in Excess of Revenues over Expenditures	\$ (219)
Statement of Changes in Net Assets:	
Change in unrealized losses on marketable securities	\$ 219
Excess (Deficiency) of Revenues over Expenditures	(219)
Net Assets, Beginning of Year	\$ -

BROCK HOUSE SOCIETY**NOTES TO FINANCIAL STATEMENTS - DECEMBER 31, 2012 (Continued)****4. CHANGE IN ACCOUNTING POLICY**

During the year the Society changed its accounting policy regarding financial instruments. In the prior years, the Society recognized the Endowment Fund as a financial instrument. The Society no longer recognizes the Endowment Fund as a financial asset as it does not have complete control of the funds invested, however it is entitled to the income generated from the fund held by the Vancouver Foundation (Note 7). Additionally, direct donations to the Endowment Fund were previously recognized as revenue. Since the Endowment Fund is no longer recognized as a financial asset, the donations are no longer recognized as revenue. The change in accounting policy was applied retrospectively and the effects on the current and comparative figures are summarized as follows:

	2012	2011
	- Increase (Decrease) -	
Statement of Financial Position:		
Assets - Vancouver Foundation Endowment Trust	\$ -	\$ (1,313,583)
Net Assets - Endowment Fund	-	(1,313,583)
Statement of Changes in Net Assets - Endowment Fund:		
Balance at Beginning of Year	(1,313,583)	(1,324,551)
Change in unrealized losses on marketable securities	-	27,913
Excess (Deficiency) of Revenues Over Expenditures for the year	-	(16,945)
Balance at End of Year	-	(1,313,583)
Statement of Revenues over Expenditures - Endowment Fund:		
Donations	-	(16,945)
Excess (Deficiency) of Revenues Over Expenditures for the year	-	(16,945)
Statement of Cash Flows:		
Operating Activities:		
Excess (Deficiency) of Revenues Over Expenditures for the year	-	(16,945)
Investing Activities:		
Contributions to Vancouver Foundation Endowment Trust	-	(16,945)

5. PROPERTY, PLANT AND EQUIPMENT

The Society's property, plant and equipment are analyzed as follows:

	Cost	Accumulated Amortization	2012 Net Book Value	2011 Net Book Value
Computer hardware	\$ 7,159	\$ 4,064	\$ 3,095	\$ 2,050
Furniture and equipment	303,129	293,077	10,052	16,433
	\$ 310,288	\$ 297,141	\$ 13,147	\$ 18,483

During the year, the Society entered into a sixty month capital lease with RFS Canada for a digital copier machine (Note 6).

BROCK HOUSE SOCIETY**NOTES TO FINANCIAL STATEMENTS - DECEMBER 31, 2012 (Continued)****6. LEASE COMMITMENTS**

The premises from which the Society's activities are conducted are leased from the City of Vancouver at nominal rent. The lease expires on July 31, 2013. A portion of the Brock House premises has been designed for operation as a restaurant facility for use by members of the Society and other persons. The Society has contracted with an arm's length party (W.W. Catering Ltd.) to operate the restaurant. As consideration to operate the restaurant, the Society receives a percentage of the restaurant's gross revenues and a monthly office rental fee. In addition, the Society and W.W. Catering Ltd. share certain common expenses.

The Society leases equipment under long-term leases which expires in September 2017. The future minimum annual lease payments for the next five years are as follows:

Year ending December 31,

2013	\$	8,304
2014		8,304
2015		8,304
2016		8,304
2017		6,228

Aggregate future minimum lease
payments to expiry date

\$ 39,444

7. VANCOUVER FOUNDATION ENDOWMENT INTEREST

The Vancouver Foundation assisted the Society in establishing an endowment trust by administering donations from other sources. The endowment trust is permanently administered by the Foundation with the annual net income therefrom being paid to help meet the Society's operating expenses. Endowments with a fair value of \$1,344,642 (2011 - \$1,313,583) and book value of \$1,056,698 (2011 - \$1,045,698) are held by the Foundation in perpetuity for the benefit of the Society and are not included in the Society's financial statements.

8. FINANCIAL INSTRUMENTS

It is management's opinion that the Society is not exposed to significant foreign exchange, interest rate and credit risks arising from these financial instruments.

9. COMPARATIVE FIGURES

Certain balances of the preceding period have been reclassified to conform with the current year's financial statement presentation.

STANDING COMMITTEE REPORTS

Computer

No Report Submitted.

Food Services

The gorgeous views in the Conservatory and Kaz Samejima's excellent sandwiches and hot meals are great attractions for lunching at Brock House.

To help make this an enjoyable experience the Cafeteria has 23 full-time volunteers who serve food and drinks daily; with a list of 24 on-call volunteers who are able to fill in for us. During our successful Summer and Christmas Fairs we need many more helpers, and some members volunteer only at these times.

Many regular volunteers have worked for 10 years or more in the Cafeteria, and some are unable to continue. We need younger members to step up and take on the weekly positions.

The Cafeteria renovations are attractive and very much appreciated by the volunteers. Goods are easily accessible and the granite counters easy to clean.

Respectfully submitted, Diane Kika, Chair

Greeters

My first year as chair of the Greeters went quite well.

The first few months were a learning experience. However, once I was able to get more volunteers and set up a regular person for each time slot and extras for back up everything started to run smoothly. I found keeping in touch with everyone made things much easier along with a good scheduling process.

We covered the summer fair, handed out flyers and talked to people about Brock. At the Christmas fair we served hot drinks to the early arrivals. We handed out over 200 flyers at each fair.

The greeters had their volunteers' luncheon on February 20, 2013 and it was well attended. We will have another meeting in September.

For the coming year we will have a dish of candy added to the greeters' desk and greets members with a smile.

Respectfully submitted, Elizabeth Jackson, Chair

Library

The library continues to be well used by a wide variety of members. The inventory of books is updated twice a year, and at present there are 3,460 books on the shelves, an increase of almost 200 over the previous year. During the year 30 new books were purchased with funds provided by the Halpern Fund and anonymous donors, the remainder donated by Brock House members. We have 30 regular volunteer librarians, and interested members continue to be added to our substitute list. One regular committee member of note, Ellen Quaife, resigned in December after having served on the Library Committee for more than 20 years.

Library volunteers put a significant effort into preparation and staffing of the book sales at the Summer and Christmas Fairs.

Respectfully submitted, Rosemary Ferguson, Chair

Property Management

A Property Management Committee was formed which included Sophie Djordjevic, Lee Murray, Christine Samson, Don Forsyth and Arden White.

We did a review of outstanding projects and projects to be considered for 2012, and a walk through the house and the exterior of the building to identify any concerns.

The following projects were completed during 2012:

- Painted second floor of the foyer and ceiling.
- Air ducts cleaned
- Basement hall floor replaced
- Basement hall painted.

- Cleaned and painted light pole, south east corner.
- Radiators restored.
- Exterior cement capping and brick work repaired
- New sign for front lawn
- Replace conservatory table edges with oak trim
- Repaired and painted cedar boards on east side.
- Repaired downpipes east side
- Installed 10 back flows on request from the City of Vancouver

It is an ongoing challenge to ensure that a 100 year old building is maintained in good condition. With continual maintenance and improvements, together with everyday care, we can keep Brock House looking as good as ever.

I would like to extend my thanks to our administrator Sophie Djordjevic and her staff for their help and support in completing these projects on a timely basis.

Respectfully submitted, David Grimbale, Chair

Membership

In 2012 an orientation meeting for new members was held in June.

At the Summer Fair, membership information packages were available at the information table and all were picked up, although no new memberships were taken out that day.

At the Open House in September, a membership table was set up and there were a number of inquiries.

At the Christmas Fair, a membership table for renewals was set up and a number of members took advantage of the convenience and rejoined that day.

There are continuing concerns about the drop in membership over the past few years. The Membership Committee, in conjunction with the Program Committee, will be working on ways to attract new members and retain existing members. There were 257 new memberships in 2012. It is hoped that the ability of Brock House, starting early next year, to accept payment by credit card in the office, and to

facilitate on-line renewals and new memberships, will result in increased membership numbers

Respectfully submitted, Judy Davis, Chair

Music

I want to thank everyone who contributed to the joy and fun of the various Brock House musical groups: the leaders, the librarians, the musicians of all sorts, the singers, and everyone who came to listen and enjoy the music produced by our members in 2012. This report does not include the Edwardian Extravaganza, as I expect there will be special mention of this in the Centennial Celebrations report; however I do want to take this opportunity to thank Barbara Cresswell and everyone who put many hours of work into the musical portion of this fun event. The following information was given to me from the leaders or members of each of our musical groups:

The **BH Big Band** includes 18 participants plus some shared positions, led by Bob Copeman and Gordon Spratt. This past year the BHBB played out 14 times. Gigs included 5 dances at Kerrisdale Seniors Center, 1 concert at Douglas Park Community Center, 2 concerts at Crofton Manor, 1 concert at Arbutus Manor, 2 concerts at Holy Family Hospital, and the Celebration of Life for Terry Lott, who was a long-time member of the band, Brock House November 11 Remembrance Celebration, and the Brock House Summer Fair. The dances at KSC are always the best attended gigs with between 60 and 80 participants each time. They are fun to play and give the band the positive feedback that keeps musicians wanting to practice and get better. Not counting the Brock House gigs, the estimated outreach provided by BHBB is between 600-700 people.

One new Brock House member joined because she heard the band playing at the Remembrance Celebration as she walked by Brock House. She decided to see who was playing and in the course of her investigation discovered what Brock House was all about and its programs. According to second-hand information, she joined on the spot!

Personnel changes have occurred during the year but fortunately capable new members and subs are found to cover when regular members are away.

The highlight concert of the year was the Brock House Summer Fair which attracted a lot of

attention and very favorable comments from listeners. The Big Band are still looking for a tenor sax player who can be a regular to complete the sax front line.

The **BH Chamber Players** are a group of 11 musicians lead by Jim Whittaker.

This past year this group played at the BH Summer Fair, and at the Honoria Conway Long Term Care facility. One or two members of the group like to play out, but most of the team just likes to gather and play for the love of the music, and have not been pushing Jim to arrange gigs. The ebb and flow of musicians in the group is always a concern for the leader, but is also always to be expected.

The **Brock House / Kerrisdale Choir** of some 60 singers have been in some transition in 2012. Len Lythgoe and Elsie Stephen were Directors and Elaine Sawyer was pianist until July when Len and Elaine retired. From September to December Elsie Stephen was Director and Stephen Pickett was Pianist.

The Choir's Spring Concert "The Glory of Love" and Christmas Concert "Journey to Christmas" were both held at St. Mark's Church to a full house. Invited guest entertainers at these concerts included the Jules Quesnel Concert Choir and the Kids Sing Chorus. Sing-outs were at Cavell Gardens, Shannon Oaks, Arbutus Manor, Crofton Manor, and VanDusen Gardens Festival of Lights. "In house" gigs included Canada Day celebrations at Kerrisdale Community Centre, the Brock House Summer Fair, and an impromptu sing-along at the final sitting of the Christmas Buffet luncheon attended by many choir members and guests.

A group from the choir participated as "Brock House Edwardian Bathing Beauties and Bobbies" at the Round House in the spring, and at Brock House in the Fall to celebrate the Brock House Centennial.

The Choir hosted the Big Band at a BBQ at Brock House in June: an opportunity to say farewell and thanks to Len and Elaine with a book given to each of best wishes and memories from the choir members, a song written by choir member, Donna Parnell.

There are two sections of **Brock House-Kerrisdale Handbell Ringers**. The Monday choir of 15 participants is led by Jean Peggy; Jeong Hur leads the 15 member Wednesday choir. Both choirs held joint concerts: a Spring Concert in April and a

Christmas Concert in December at the Kerrisdale Seniors' Centre. The Monday choir also performed at Crofton Manor, Arbutus Care Home and Parkdale Manor. The Wednesday choir performed at Marpole Place, Holy Family Hospital and Renfrew Community Centre. Our Christmas Quartet performed at Christmas at Hycroft, Brock House Christmas Fair and St. Philip's Anglican Church in Vancouver. The response was positive and the bell ringers have been invited to perform again at the senior homes and community centres in 2013.

The **BH Jazz Band**, led by Bruce Harrower, is a group of 9 jazz musicians who played 9 gigs over the past year: 5 at Kerrisdale Seniors' Centre, 2 at Arbutus Care Centre, 1 at Crofton Manor and 1 at the Brock House Summer Fair. They took a break over the summer months. They play at the Kerrisdale Seniors' Centre most often, perhaps because they are popular with the dancers and draw a good crowd. They are also very well received at Arbutus and Crofton. Their music cheers its listeners in each venue. Their main problem at the moment is desperate need of a bass player. Let Bruce know if you know of a good bass player looking for a group.

The **BH Orchestra** includes 20 to 25 participants lead by Conductor Ernie Fiedler and Manager Francine Panet-Raymond. Over the year play outs were at Kerrisdale Seniors Center, Shannon Oaks, Southview Terrace, Amica Arbutus Manor, Blenheim Lodge and Crofton Manor. The orchestra is always well received, as illustrated by an appearance, which lead to an extra "command performance" program in Richmond.

On Monday afternoons a group of 20 to 25 singers gathers for the **BH Sing-Along**, led by Alex Curror and Leora Williams. The group has had 3 sing-outs, 2 at Crofton Manor (return by popular demand!) and 1 at Terraces on Seventh. The response from the residents and staff was very positive. Residents were delighted with the opportunity to join in the singing. The group are planning to bring their sing-along to a seniors' residence once a month in the coming months. Members are very excited about this and feel it is good advertising for Brock House.

Respectfully submitted, Sharon Copeman, Chair

Office

At present there are 18 office volunteers; some are on the desk once each week, some on every other week and others fill in when needed. Those who volunteer in the office are required to be computer literate, and we at Brock House are fortunate to have this group of willing, capable members.

At certain times of year, being on the office desk is demanding, when volunteers are very busy renewing memberships, accepting and welcoming new members, registering members for courses, tours and social events; also answering telephone enquiries and handling general office duties such as photocopying, data entry and filing.

The setting up of the system to allow receipts to be generated through the accounting program on the computer has been of great help to the office volunteers. The introduction of a credit and debit card terminal has gone smoothly and many members have welcomed its use.

The assistance and leadership of Sophie, our Administrator, have been appreciated over the past year, as has been Vera's unfailing patience, kindness and helpfulness.

Respectfully submitted, Nancy Wooldridge,
Chair

Outreach

During the last two years, Outreach has worked on several projects.

In the month of June we collected food gifts for the Vancouver Food Bank. Members brought non-perishables, and we were able to donate several boxes of food.

We had a Warm Clothing drive in November, collecting coats, gloves, sweaters and blankets which we gave to the Union Gospel Mission. This year's donation was especially large.

Also during November and December, we again participated in the Salvation Army's "Adopt-a-Family" program. With generous money donations we were able to support two families this year, making their Christmas happier with

gifts of clothing and toys for the children and food for Christmas dinner.

It is a blessing to help those in need.

Respectfully submitted, Merva Cottle, Chair

Program

2012 was very exciting year; apart from the regular program classes we had additional events throughout the year in celebration of Brock House Centennial year. We met three times during the year, each time to review current programs and present suggestions from members and eliminate if necessary those programs that were poorly attended.

Brock House received ten computers as a donation from the "Computers for Schools" program run by Industry Canada. The wi-fi has been upgraded allowing for more computer participation in the house.

A new walking group began, with 4 -5K walks ,and has proven to be very popular. Friday Flicks and Bridge continue to be well attended. The book launch of Thorley Park to Brock House, From Family Home to Heritage Landmark 1912-2012 was greatly anticipated and a thrill to see it in print.

New and interesting tours have been organized. An Academic Committee has been struck to look into compiling a series of lectures; this is a work in progress. This and so much more is available to our members.

Respectfully submitted, Anne Cumpston, Chair

Socials

Since it was the centennial celebration for Brock House, the Socials Program was not involved with the usual number of events.

Robbie Burns Celebration: It was a wonderful success as usual for the last two years - 2011 and 2012. Attendance was standing room only, and the guests were happily involved in the colorful dancing, singing and the food which included a wee dram and haggis.

St. Patrick's Day: Again, this was standing room only and everyone participated in the sing-along, and enjoyed the musical renditions of Lorne

Warr. The Strawberry Tea and hat fashion show was cancelled due to Centennial 1912 Tea Party.

Remembrance Day: This event was a total success due to the leadership of Susan Hooge and her team. This event was standing room only and many participated in telling their story of their life during wartime. Many guests appreciated and remarked on how respectful they found this event.

I would like to thank my wonderful team for supporting me during our many events over the last two years. As you know, team work is everything and we would not be as successful without it.

At this time, I would like to thank the following people:

Lee for his cheerful personality under duress and his care and attention to detail during these events.

The Administration Office and Kaz for their assistance.

Respectfully submitted, Susan Hooge, Chair

Volunteer Resources

It has been a pleasure serving as Chair of Volunteer Resources for the Year 2012 – 2013.

It is encouraging that so many new members fill out one or more volunteering positions on the Membership Application forms. I have had many enjoyable conversations on the telephone when welcoming new members to Brock House. Brock House is a unique place with a strong sense of being much more than just a place for seniors. It is the volunteers who give countless hours of their time, we can never thank enough.

The 25th Annual President's Lawn Party was held July 25, 2012. The ten-year pins were presented to twenty recipients and the twenty-five year pin presented to Bernice Hughes. We wish to express our heartfelt appreciation to them and all the other many volunteers.

Respectfully submitted, Myrna Kozier, Chair

Workshop

The workshop continues to be a heavily used facility at Brock House. The number of volunteers in the Monday/Thursday Woodworkers group has remained relatively stable at 14 – 17 over the past few years. At the end of 2012, it was estimated that there were an additional 41 members using the workshop at other times, many on an occasional basis.

A new band saw was acquired near the end of the year and is now fully operational. No other major new equipment was purchased during the year.

Workshop fundraising efforts have continued to be successful. Woodwork sales between the summer and winter fairs appear to have increased this year. This is the result of increasing numbers of requests to have specific items custom made.

Towards the end of the year, efforts were made to develop a workshop e-mail list. This is now relatively complete and will facilitate communications with all workshop users concerning workshop operations.

Respectfully submitted, Ron Nielson, Chair

OTHER COMMITTEE REPORTS

Brock House Summer Fair 2012

The bands played, the Morris Men danced, the children romped, the chess players pondered, and the sun shone on many a happy shopper at the 2012 Summer Fair. A record revenue of \$31,300 was received at this most important of the Society's fundraising events.

The Fair featured a tree planting ceremony, one of the many events held throughout 2012 to celebrate the centenary of Brock House. Commissioner John Coupar spoke for the Park Board. Peter Brock and Robert McConnell, descendants of the two of the families that made Brock House their home, did us the honour of planting a red oak on the SW lawn. Four members of the RCMP in their splendid red uniforms provided a ceremonial escort.

Thanks to all the volunteers who made the Summer Fair such a great success.

Respectfully submitted, Don Forsyth, Chair

Care and Conservation Fund Committee

No report submitted.

Centennial Committee

As Chair of the Centennial Committee I would like to thank the following committee members who worked so hard throughout the year on the many events planned.

Ann Howe	Helen Hansen Concert
Lindsay Salt	Period Fashion Show
Susan Hooge	Centennial Tea
Dick Stace - Smith	Travel and Lecture Series
Barbara Cresswell	Edwardian Music Hall
Ann Cumpston	Centennial Banquet
Fran Holmes - Green	Open House
Don Forsyth	Summer Fair
Jo Pleshakov	Book
Dave Grimble	DVD & Communications
Judy Davis	Secretary

Sophie Djordevic Administrator

I would like to thank Jane LePorte and Mary Bliss who organized the Valentines Chicago Bridge fund raiser. This event was so popular we expect it to be a Brock House annual event

All the centennial events were "sell out" occasions which were very gratifying to the organizers. As well, sufficient monies were raised so that the events were not funded by the Society.

At the Centennial Tea, Banquet and Summer Fair we met descendants of the Gilman, Brock and McConnell families who once owned and lived at Brock House. They were happy to share their stories. Richard Gilman, who had just celebrated his 90th birthday and was born at Brock House, attended several events.

Staff Sargent Major Bob Underhill from the RCMP, as well as many RCMP veterans, attended the Summer Fair. Many of these veterans once worked at Brock House. Park Board Commissioner John Coupar and members of the McConnell family were also present. After brief introductions and greetings from our guests the group proceeded to the west garden where a tree was planted. This red oak tree was donated by the Park Board. Birthday cake was served.

Premier Christie Clark, Deputy Mayor Raymond Louie, RCMP Inspector Sean Sullivan and Park Board Commissioner John Coupar attended the Centennial Banquet and brought greetings. As well, representatives from all three families spoke and gave interesting accounts of life at Brock House when it was a family home.

Maureen Molaro, the second Brock House president attended the Centennial Tea and Irene Ovenden the first Brock House Administrator attended both the Centennial Tea and the Banquet.

I would like to thank all who worked on these Centennial Celebrations....the committee chairs, the volunteers, the Brock House staff, the Brock House Restaurant and the members who came out and supported the events.

Respectfully submitted, Christine Samson, Chair

Halpern Trust Fund

No report submitted

Administrator's Report

Brock House Society continues to maintain its excellent reputation as a provider of the best there is to offer to seniors. It is well known that our program is one of the best in the Lower Mainland, due in no small part to the contribution of the many people who organize, convene and attend the programmes that we offer.

This past year, being the centennial of the house itself, was a landmark year for Brock House Society. So many people contributed to making the year special – the organizers, the many volunteers who assisted in the preparation and execution of each event and all of those who attended the events. We were fortunate in having members from the three families who lived in the house attend and help with the celebrations. From the Walk Through Time Fashion Show in April right through to the Centennial Banquet in October the house buzzed with purpose!

I would like to recognize the many volunteers who work so many hours every year for contributing their time and energy. The Society would not be as successful as it is without their support and hard work.

I would like to thank Vera Enshaw, Lee Murray and Nebojsa Stajcic for all their hard work and dedication during the year. They have made my job easier.

I would also like to thank the Executive and Directors for their support and hard work. I feel privileged to work with so many people who give so much to make the society work. Thank you.

Respectfully submitted,
Sophie Djordjevic, Administrator

Nominating Committee

The following members have agreed to be nominated for the Brock House Board, 2013-2014.

Honorary

Richard Stace-Smith.....Honorary President
Arn Ulmer.....Honorary Vice-President

Executive

Christine Samson	President
Don Forsyth	1st Vice-President
Bev-Ann Lister-Dean	2nd Vice-President
Isabella Kilgour	Treasurer
Margaretta Shirkoff	Secretary
Fran Holmes-Green	Past President

Directors

Merva Cottle	Elizabeth Jackson
Anne Cumpston	Liliane Julien
Michael Darragh	Diane Kika
John Coupar	Myrna Kozier
Judy Davis	Ron Nielson
Bill Fry	John Poruks
Dave Grimble	Elizabeth Smigh
Ivan Herejk	Nancy Wooldridge
Susan Hooge	

Respectfully submitted by the Nominating Committee

Rosemary Ferguson, chair
Lindsay Salt, member
Sheila Bain, member

BROCK HOUSE SOCIETY

Under the Distinguished Patronage of:
Her Honour
The Honourable Judith Guichon, OBC
Lieutenant-Governor of British Columbia

3875 POINT GREY ROAD, VANCOUVER, B.C. V6R 1B3
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Email: brockhouse@telus.net



March 15, 2013

Vancouver Board of Parks & Recreation
2099 Beach Ave
Vancouver, BC, V6G1Z4

Attention: Gordon Barber
Manager of Revenue Services & Marinas

Dear Mr. Barber:

Re: Brock House Society Lease Renewal

I am writing to you regarding our lease with the Vancouver Park Board. Our current lease expired January 31, 2013. We currently have a six month extension to the lease and are requesting a new lease with the Park Board for a 10 year term.

Brock House Society is governed by an elected Board of Directors. Each director holds a portfolio as chair of a committee. These committees include Food Services, Property Management, Volunteer Resources, Workshop, Library, Program, Membership and Socials. In addition to the planning required for their respective committees, the directors are responsible for organizing their volunteers. Over 300 members volunteer their time at least one day per week in order to keep the Society and the House running smoothly.

The paid staff consists of the Administrator, an administrative secretary and two maintenance workers. Our lunch program, which we run on an 'at cost' basis, is taken care of by an independent caterer. To keep payroll expenditures to a minimum a group of over 20 office volunteers help in accounting, database entry, reception, etc.

Brock House Society is proud to be as financially independent as possible. We operate with funds generated through

- revenue from members' fees (currently \$35.00 per year),
- donations from members,
- fund raising,
- interest income from an endowment trust fund

- income from Brock House Restaurant.

According to our lease, Brock House Society is responsible for all repairs and upkeep of the heritage house. In addition to on-going maintenance we have undertaken the following major interior and exterior repairs and upgrades:

2006 - Exterior of the house painted

2007 - Elevator completely redone – cylinder replaced and emergency secondary braking device installed

2008 - All chimneys and brickwork were repointed and sealed

2010 - New roof installed

2010 - New boilers and instruments

2010 - Glass roof in the Conservatory replaced

2011 - Flooring replaced in the basement

These repairs and upgrades have been completed at a cost of \$413,000.00.

Brock House Society is an important facility. Our mandate is "...to provide for its members a social, intellectual, recreational and cultural centre and, through a stimulating program of activities, enable members to achieve a more satisfying life." We are proud to be able to provide the services and programs for a price that is affordable for almost any senior.

Brock House members are very proud of their Society and the building in which it is housed. We live up to our mandate each and every day. We encourage seniors from all over the lower mainland to become members. We enjoy hosting friends from other communities. 2012 marked the centennial of Brock House – an event which the members of the Society celebrated with a variety of functions. We were pleased to be able to include members of the three families who lived in the house as well as the RCMP.

I am enclosing program brochures that cover the past year. I encourage you to look through them to see the programming that we offer to our members. Note the programming that is free with membership. We offer some of the best – and most affordable – programs to seniors in the City of Vancouver.

I am also enclosing:

1. Brock House Society Audited Financial Statements for 2012;
2. The 2013 Annual General Meeting package;
3. A copy of the Liquor Licensing Branch 3rd party license.

If you require further information, please do not hesitate to contact me.

Yours truly,

BROCK HOUSE SOCIETY



Sophie Djordjevic
Administrator

Encs.

Cc John Coupar