



**KERRY'S PLACE RESIDENTIAL SERVICES  
BOARD REPORT TO THE MEMBERSHIP  
For the Year Ending March 31, 2017**

The financial position of Kerry's Place Residential Services remains robust. Our assets grew modestly to \$8,107,534 and the excess of revenue over expenses was \$258,462.

We did not reach our annual goal of purchasing two properties, but after the fiscal year end, we purchased one property in Toronto and working in conjunction with Kerry's Place Autism Services (Kerry's Place) we were successful in having a zoning by-law changed to enable us to increase the capacity at one of our properties from two to four.

We had been working on the rezoning for several months, but are pleased that the hard work and constant communication with the municipality finally paid off.

Our Board did not realize the difficulties Kerry's Place faced in obtaining funding to cover the rents on a new building. Now that KPRS has ample funds to purchase new buildings, we find that Kerry's Place is slow in coming forward with requests to purchase. By way of example, KPRS owns a home in Newmarket which under an old program housed only one individual. Kerry's Place provided services during the day and in the evening a relative lived in the house. That relative can no longer provide the services and the family which has a contractual interest wants us to buy out that interest. They would be happy if three other individuals could live in the house along with the current occupant. What to our board seemed an ideal solution has not come about because Kerry's Place cannot find three more individuals to live in the house. Kerry's Place does not control who can be admitted and there may not be three individuals within Kerry's Place or on the external "waiting lists" who would be compatible with the current resident. In the end KPRS may have to sell the property.

Last year I reported that the charities audit revealed a lack of communication from Kerry's Place, a misunderstanding of the services that it had contracted to provide to us, and a lack of familiarity by the new Regional Executive Directors with the protocols for buying and selling properties.

I mentioned as well that we had retained Brian Evans to perform an operational review and to make recommendations. Brian's report was reviewed by the Board

on July 6, 2106 and steps have been taken to implement same. Brian will stay on temporarily until the recommendations have been implemented. At that time, which we hope is within the current fiscal year, KPRS will have enough knowledge to create a job description for a part-time employee.

I am pleased to say that Sue VanDeVelde-Coke and Deborah Compton, the new CEO and CFO respectively of Kerry's Place are both dedicated to seeing Kerry's Place and KPRS succeed. Their insight into the problems and suggested solutions have been most welcomed by our Board and to paraphrase Winston Churchill, KPRS is at the end of the beginning of resolving the difficulties referred to last year. We have presented Kerry's Place with a new form of Omnibus Lease, and are in the process of finalizing a new services agreement. Kerry's Place will hire a person to visit each of its and our premises to determine what repairs must be made. These steps when fully implemented will be mutually beneficial.

Last year I mentioned that both Kerry's Place and KPRS would like to see us designing and building a home which is wheel chair accessible or otherwise suitable for an aging population. To that end KPRS is looking for a board member with a background in construction. If you know anyone with those qualifications that you think might be willing to join our board, please forward their name.

The Board met several times both formally and informally to discuss various issues. As Chair I am grateful that the Board members have the expertise to address financial and real estate issues. Mike Bishop is resigning after several years. His insight as an experience real estate broker has enabled us to avoid purchases which we would have regretted and he saved several thousand dollars on our last purchase. Mike also recommended Kate Carcone as his replacement whom the board interviewed and is pleased to put forward for election for a three year term at the AGM.

This is a management board and not a governance board and as such the members have had to roll up their sleeves and do the work of owners, which at times can be very time-consuming. I cannot thank them enough for freely giving their time and expertise.

In closing I want to thank Brian Evans and the Kerry's Place staff who have assisted us throughout the year.

Respectfully submitted by

Robert Hart  
Chair of Board