

SPECIAL HAVILAND ALL-MEMBERS MEETING – THE ESTHER LOWDEN HERITAGE TRUST

June 10, 2026

Haviland to Trust transition executive: Bruce Matheson, Mark Belfry, Sherry Spence, and Stephen Yarrow. Mary Beth Maclean was absent.

Haviland members: 45 members in attendance.

Proceedings:

Bruce, as the chair, called the meeting to order at 7:05 pm

Meeting convened to address two motions, for members to cast their vote towards transitioning the Haviland Club as we know it, to the Esther Lowden Heritage Trust. The motions had been shared with all members recently via the Updater.

There have been questions about what this means for the current members:

Q. Will the current entity, once transformed into a charitable status trust, be the same – can members still come to the Haviland House, have fun and have certain privileges?

A: Answer: We hope so – not much will change. This whole process here is a financial one, towards balancing the operating budget and to attract the substantial funds necessary to maintain and upgrade this building. The intention is for “members of the Club” to transition easily into “donors to the Trust”, as their presence will continue to be essential to the liveliness of the building and their donations to its financial success. To attract and retain donors, the ‘Friends of Esther Lowden’ will have access, and enjoy activities and entertainments, similar to those now staged for club members.

Quorum (at least twenty members, according to the constitution of the Haviland Club) was established, with approximately 40 or so members participating.

Mark read out the first motion for consideration:

Motion #1:

BE IT MOVED that ARTICLE 14 of the Haviland Club Constitution be repealed and replaced with the following:

14.1 Subject to Membership approval at a Special General Meeting held in accordance with the provisions of this Constitution, and in the event that the Haviland Club is ceasing

operations, the assets of the Haviland Club may be transferred to a not-for-profit or Charitable entity.

Context: the current Article 14.1 of the Constitution relates to the winding up or dissolution of the Club, and that the net sum remaining for distribution shall not be paid to Members then comprising the Membership of the Club, but shall be paid to the University of Prince Edward Island (UPEI) as the Haviland Club Incorporated Endowment Fund and the income derived from this investment used by the University for certain purposes.

This first motion is to prepare for the transfer to the new Trust – transfer of the assets not to the university, but to a to-be-named not-for-profit or charitable entity.

Mark made this motion, and Laurent Beaulieu seconded it.

Discussion:

Q. Motion #1 is subject to the membership, but we are now transitioning towards being donors as opposed to members, so how will this work, are we the right group?

A. This motion relates to a change in the constitution of the Haviland Club, on which the members of the Haviland Club will vote – so this is the right group – the Club's membership. The first step is to amend the existing constitution of the Haviland Club, for the transfer of the assets to the new entity. We are members now, but the plan is to be members in some form (donors, friends) of the future trust (see motion #2) and continue with the activities of the current organization. A member driven club cannot become a charitable organization – we need to transform into a Trust and have charitable status.

Q. Why change things so that the assets would not go to UPEI?

A. Because, in the future state, as the Esther Lowden Heritage Trust, if members support it, when that entity dissolves, perhaps the assets could transfer to other educational organizations, not just UPEI. This will be for the members of the new Trust to determine, at a future date, and to be reflected in the bylaws of the Trust. Bottom line is that the current assets cannot go to us present members, but to another entity such as the Trust. The idea of UPEI being a recipient goes back many years, prior to the Haviland Club, when the United Service Officers Club existed.

Members voted unanimously for the motion #1. 42 members voted. Motion carried.

Motion #2:

BE IT MOVED that the Haviland Club transfer the property and other assets at 2 Haviland Street, Charlottetown, PEI, to the Esther Lowden Heritage Trust Inc. for a value sufficient to pay out all existing or contingent mortgages, accounts payable and other debt facilities.

Moved by Mark, seconded by Norman Finlayson.

Members voted unanimously for the motion #1. 42 members voted. Motion carried.

It was clarified that the Esther Lowden Heritage Trust has been incorporated in the Province of Prince Edward Island. Charitable status application is in hand.

Bruce thanked everyone for participating and adjourned the special meeting at 7:27pm.

Adoption of Agenda: moved by Mike, seconded by Scott, all approved, carried

Minutes of the April 22, 2026, joint meeting – approval moved by Mike, seconded by Scott, all approved, carried.

Daniela, Manager:

- Tea and Tales: Working with Dilek on space organization between rentals and members
- Rentals are increasing. Important to clarify that generally the monthly rental income is not the same as bookings – rental income not necessarily deposited in the same month as the event, i.e., advanced payments sometimes months or years ahead.
- The painting of the Great Room was a success, \$4,000 including tax. New rule: no nails or anything on the walls.
- Majority of member activities are over for the summer.
- Seniors College interested in renting space, the Great Room, once a week for two hours, for eight weeks. Board discussed whether to offer any discount.
- Bar price review - Sherry led the discussion:

- One year ago, we did a thorough review of bar prices, reviewing the mark-up for members and non-members.
- Currently, we are covering costs during Happy Hour, but no profit.
- Lots of discussion on retaining Happy Hour, revisiting member vs non-member prices. Perhaps offer a speciality drink/cocktail for Happy Hour, as a draw?
- Scott moved that we discontinue Happy Hour pricing going forward, but keep the member vs non-member pricing, i.e., two pricing schedules. Seconded by Sherry, all approved, motion carried.
- In addition, Sherry moved that we adjust bar prices accordingly re. inflation, market costs, etc. Proposed new prices are in keeping with our agreed pricing strategy implemented last year which is to charge members 2.5 times the cost/drink (60%), vs. what we charge non-members which is 3 times the cost/drink. Seconded by Scott, all approved, motion carried.
- Mary Beth led the discussion on Tea and Tales.
 - The premier event was May 18th - Victoria Day. Several members attended as well as potential partners. Daniela and Dilek are working on a few potential issues for safety, members of the club and guest experience of Tea and Tales. A notice was put in the Updater on the Tea but it needs to be clarified that the club is still open to members, like any other rental.

Committee reports (written reports attached below these minutes):

Linda, Entertainment:

- Discussion on Friday evening member's events with food. Increase the price from \$10 to \$15 when members supply the meals; increase price to \$20 when a caterer supplies the food.
- Over the summer we are planning on having a \$15 or \$20 Fridays twice each month, although they may be modified occasionally for a potluck or other dinner such as the middle eastern potluck on June 6th. The Fridays continue to be popular and a real draw for our members.

Mary Beth, Vice President

- Planning Canada Day open house, perhaps in conjunction with Santa's Angels, plus bouncy castle.
- Grants in play for enhancing the garden space (\$2500) and for marketing "the Body and the Belvedere", titled "Bringing History to Life: The Body & the Belvedere Community Heritage Theatre Project" (\$6800).

Sherry, Treasurer

- No significant change with the financial situation – rentals are improving, but all else down.
- On a monthly basis, \$4200 loss.
- The recent \$22,000 grant is keeping us afloat.

Mike, House

- No significant work anticipated over the summer
- Front steps painting and installation of window AC units pending.
- Scott and Tom will be replacing the Haviland's locks and redistributing respective keys.

Dale, Membership

- No new memberships. Main membership board is updated.
- Going forward, intend to send out invoices for membership dues.

Bruce, President

- The Esther Lowden Heritage Trust project:
 - Completion of non-profit status
 - June 10th, 7:00pm for the all-members meeting of the Haviland towards switching from the Haviland to the Trust. Current members need to be reminded of this important and significant meeting.
 - Mark to ensure information is available to the Updater.
 - So far, just \$1000 spent in administrative charges.
 - Next, the Credit Union loan application and the Charitable Status application with CRA.
 - We will retain the "Haviland Club" trademark, and "Haviland House". We can release the name at a later date.
- Bruce invited directors and trustees to observe 60 seconds of silence in honour of our long standing Haviland member Bert Christie.

Next meeting: date to be set after the June 10th all-members meeting.

Board meeting adjourned 5:04 pm.

Written reports submitted prior to the board meeting:

Report from VP on Rentals/Fundraising: May 20, 2026

1. Daniela and I attended a tourism Industry event on April 23 and Charlottetown Chamber Mixer on April 30. We made several important connections.
2. Teas and Tales - The premier event was May 18th - Victoria Day. several members attended as well as potential partners. Daniela and Dilek are working on a few potential issues for safety, members of the club and guest experience of Tea and Tales. A notice was put in the updater on the Tea but it needs to be clarified that the club is still open to members the same as Bridge or any other rental.
3. We included a note in the Updater informing members of the Bridge Club leaving, thanking them for their contributions to the club and wishing them the best in their new home. We negotiated an exit whereby we kept the 100 banquet chairs they purchased in exchange for not paying the \$2,000 amount of fundraising that was in the contract.
4. We plan to host a Canada Day open house in partnership with Santa's Angels who will be selling BBQed hotdogs, ice cream, pop and water. They are hiring a bouncy castle as well. The main goal for them is exposure. Will be running it from 3 to 9. We are planning to offer tours as well. It lands on a Wednesday so we will need to coordinate with Tea and Tales.
5. Charlottetown Climate Change Micro Grant \$2,500 for trees and vegetable garden titled " Esther Lowden Heritage Green: Growing History, Food, and Community"
6. Community Foundation Grant \$6,800 for marketing of the Body & the Belvedere titled "Bringing History to Life: The Body & the Belvedere Community Heritage Theatre Project"

Entertainment Committee Report - May 2026

We are entering the summer phase of our entertainment events which means that many of the activities will cease over the summer. The Updater sets out those activities which will be continuing.

Our committee did not meet this month. We are meeting in early June to discuss Canada Day and changing the \$10 Fridays to \$15. One of our committee members, Della has obtained a quote to cater on a Friday which we will be discussing at the committee meeting. The Boards comments on this would be appreciated and There are no further meetings planned until August when we will be discussing and planning for the entertainment events in the fall and winter.

Over the summer we are planning on having a \$10 or \$15 Fridays twice each month, although they may be modified occasionally for a potluck or other dinner such as the

middle eastern potluck on June 6th. The Fridays continue to be popular and a real draw for our members.