

APPROVED BY THE ARCHDIOCESAN COUNCIL

Summary of The ARCHDIOCESE OF CANADA (OCA) Council Telephone Conference Call held on the 24th of August, 2012

I. Call to Order

After the members of the Archdiocesan Council had dialed in, the meeting convened at 8:00 p.m. (Eastern Time) with a prayer by Bishop IRÉNÉE. Igumen ALEXANDER chaired the meeting. The roll was called (see item #2) and the Agenda was adopted as presented.

II. Roll Call and Regrets

Present: His Grace, the Right Reverend IRÉNÉE (Rochon), Bishop of Quebec City and Administrator of the Archdiocese
Archimandrite ALEXANDER (Pihach), Chancellor of the Archdiocese and Dean of Alberta
Protodeacon Nazari Polataiko, Episcopal Secretary
Reader Mark Petasky, Western Secretary
Mr. Nikita Lopoukhine, Treasurer
Archpriest Anatoliy Melnyk, Dean of Quebec and Atlantic Canada
Archpriest Rodian Luciuk, Dean of Saskatchewan and Manitoba
Subdeacon Jeremy Scratch, Lay Member, Ontario
Mr. David Grier, Lay Member, Saskatchewan and Manitoba
Deacon Jesse Isaac, Lay Member, Alberta
Deacon Peter Choi, Lay Member, British Columbia and the Yukon

Regrets: Archpriest John Tkachuk, Clergy Member-at-Large (Assembly Elected)
Priest Geoffrey Korz, Dean of Ontario
Archpriest Michael Fourik, Dean of British Columbia and the Yukon
Dr. John Hadjinicolaou, Lay Member, Quebec and Atlantic Canada

III. Synopsis of Telephone Conference Call

1. Fairhaven Property

Igumen ALEXANDER reminded the members of the Archdiocesan Council of the actions proposed during Session III at the Archdiocesan Council meeting on June 8th, 2012 (see meeting minutes). Protodeacon Nazari updated the Archdiocesan Council on events and actions that have taken place regarding the Fairhaven property since the meeting.

The recommendations made by the Archdiocesan Council were conveyed to Archbishop SERAPHIM. He reassured the Archdiocesan Executive Council that the septic system would not be a problem. In July 2012, a neighbour lodged a complaint regarding the sewage to the local health department of the Ontario Ministry of Health and Long-Term Care. Building inspectors visited Fairhaven and issued an Order to Remedy Unsafe Building due to violations of the Ontario Building Code Act. Remedial steps were required with a completion deadline of September 4th, 2012: removal (pumping) of the leaked sewage, cessation of use of the current septic system, and installation of a new septic system. A list of contractors was provided with the Order. Archbishop SERAPHIM contacted one of the contractors to begin the application process.

When the Archdiocesan Executive was notified of the situation, Archimandrite ALEXANDER requested an extension to the deadline, which was amended to May 1st, 2013. Protodeacon Nazari telephoned the municipal building services for clarification on four items:

- a. With regards to building contractors, any contractor with Ontario certification could perform the required remedial steps.
- b. Contractors can be changed after receiving the permit to install the new septic system but the plans would need to be resubmitted with a \$50 charge.

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- c. The property did not need to be vacated as long as the sewage was pumped out of the current septic system regularly.
- d. Building services does not have jurisdiction over the sale of unsafe buildings. As the Orders are issued against buildings, and not the owners, unsafe buildings can be sold legally if the owner informs the potential buyer of the Order and the buyer accepts the building “as is” without warranty and the remedial steps outlined in the Order.

Since the receipt of the Order, Archbishop SERAPHIM has been paying out-of-pocket for the removal of the sewage on a regular basis. The other two inhabitants do not appear to be contributing to this expense. Dr. John Hadjinicolaou has been searching for an appropriate contractor to replace the septic system.

After Protodeacon Nazari’s report, the Council discussed the situation.

- a. Currently, Archbishop SERAPHIM is away from the property for a month. The Council expressed concerns that no one is taking care of the removal of the sewage during Archbishop SERAPHIM’s absence and that the sewage may leak to the surface of the property.
- b. A complete application for the permit to install a new septic system must be submitted by August 31st, 2012 to avoid fines. The application costs \$550.
- c. Mr. Lopoukhine estimated the cost for repairs to be in the range of \$13,000 to \$15,000. The Archdiocese does not have the funds to pay for the repairs at this time. Mr. Lopoukhine indicated that Archbishop SERAPHIM has offered to cover half of the expense. The Council reiterated that Archbishop SERAPHIM should not spend any of his own money on the property.
- d. To prevent ongoing leakage of sewage, the Council agreed that the small building must be vacated and the water supply shut off until repairs are completed.
- e. Archimandrite ALEXANDER reminded the Council that the Archdiocese is responsible for the provision of accommodations for Archbishop SERAPHIM. The Archdiocese is not responsible for the accommodations of the other inhabitants, Father Luke (Majors) and Mr. Brian Black. The Council felt that the relocation of the inhabitants required the input of Archbishop SERAPHIM.
- f. The Council felt that the ongoing expenses from the small house and its property could not be supported on a long-term basis. A discussion ensued regarding the possibility of selling the property with or without repairs prior to the sale. Currently, a lien still exists as a result of the bridge financing so immediate sale is out of the question. The Council could not agree on the extent of repairs, if any, to undertake.

ACTION: That Protodeacon Nazari complete and submit the application, by August 31st, 2012, for a permit to install a new septic system. **APPROVED**

ACTION: That Dr. John Hadjinicolaou continue to search for a suitable contractor to replace the septic system. **APPROVED**

ACTION: That the small house on the Fairhaven be vacated and closed and that its water supply be shut off to prevent further leakage of sewage. **APPROVED**

ACTION: That Bishop IRÉNÉE talk to Archbishop SERAPHIM about the Council’s concerns regarding the Fairhaven property and to work with Archbishop SERAPHIM on a solution to the accommodation of the other two inhabitants with the closure of the small house. **APPROVED**

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- 2. 2013 Archdiocesan Assembly
Protodeacon Nazari requested guidance on the date for the 2013 Archdiocesan Assembly to facilitate its organization. The Council advised Protodeacon Nazari to start seeking appropriate meeting facilities with vacancies during the second half of August 2013.

ACTION: That the local organizing committee set the date of the 2013 Archdiocesan Assembly to be in the second half of August 2013 pending the booking of meeting facilities. **APPROVED**

The conference call ended at 9:38 p.m. (Eastern Time).

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Respectfully submitted,
Deacon Peter Choi

Approved on 12 October 2012,

+ His Grace, Right Reverend IRÉNÉE (Rochon)
Bishop of Québec & Administrator of the Archdiocese of Canada

+ Archimandrite ALEXANDER (Pihach)
Chancellor, Archdiocese of Canada

Protodeacon Nazari Polataiko
Episcopal Secretary, Archdiocese of Canada