

Welcome!

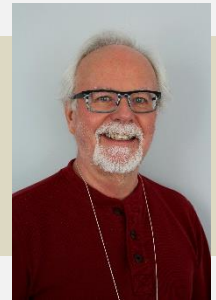
to the FOCA Cottage Succession Seminar



Feature Speaker:
Peter Lillico
Estate Planning Lawyer



Introduction:
Tony Lepine
FOCA Director



About FOCA

the Federation of Ontario Cottagers' Associations

the province-wide voice for waterfront property owners

We focus on details, so you can
enjoy the big picture.

Our priorities include:

SAFETY

WATER QUALITY

FAIR TAXATION

COTTAGE SUCCESSION

FOCA is... the Federation of Ontario Cottagers' Associations



50+ years of volunteers
500+ lake associations
50,000 member families



If you are in a Member Association, *YOU* are a FOCA member!

FOCA Member Benefits include:

For your ASSOCIATION - Key Services & Offers:

- tips for [starting and building a successful lake or road Association](#)
- 15% member discount on insurance coverage for your Association, through the FOCA [Association Insurance Program](#), administered by Cade Associates Insurance Brokers
- a great rate for FOCA Associations on teleconferencing from [Genesis Integration](#): only 2.5¢ /minute, per participant
- [online \(credit card\) payment processing service via FOCA](#), so you can offer your members a digital fee renewal option
- [Association Webpage Offer](#): FOCA can create a free basic web presence for your Association!

- environmental programs: water quality data in the [Lake Partner Program](#); use the “cottager action plan” to help prevent the spread of [Invasive Species](#); and start your own family’s [cottage succession](#) plan

Also, **DEALS & DISCOUNTS** for you from FOCA’s corporate partners, including:

Action First Aid
Empowering People to TAKE ACTION



Philips Home Defibrillator
...affordable and easy to use!

Coleman
The Outdoor Company®

CottageFirst
by Cade Associates

DockinaBox™

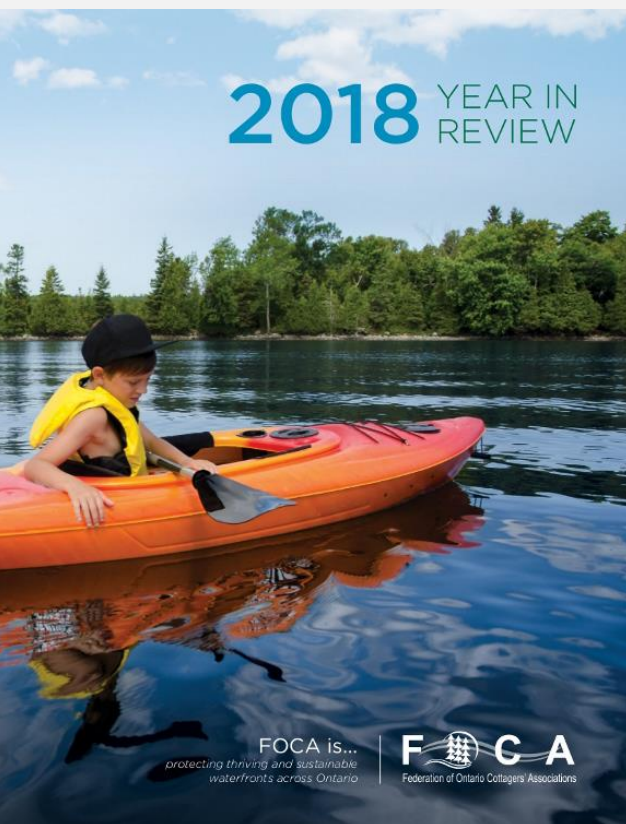



The CANADIAN CANOE MUSEUM
Le MUSÉE CANADIEN du CANOT

CottageLife

For access codes & any offer updates, visit: <https://foca.on.ca/benefits/>

FOCA's strategic priorities:



Strengthening Lake Associations



Effective Government Relations



Science into Action



Bridging Gaps in our Rural Communities









<https://foca.on.ca/about/our-work/>








2019 FOCA Board of Directors

=13 great volunteers
from across Ontario

FOCA Board of Directors [Board Login](#)

Alphabetical listing (with Association affiliation):

 Terry Beettam FOCA Director <i>Lake Westernkoon Conservation Association</i>	 Ian Crawford FOCA Director <i>Captain Estates Road Cottagers Association</i>
+ About Terry B.	+ About Ian
 Patricia Drew FOCA Director <i>Lake of the Woods District Property Owners Association</i>	 John Hickey FOCA Director <i>Indian Point Property Owners Association</i>
+ About Pat	+ About John
 Marlin Horst FOCA President <i>Baptiste Lake Association</i>	 Terry Kennedy FOCA Past President <i>Kennebec Lake Association</i>
+ About Marlin	+ About Terry K.

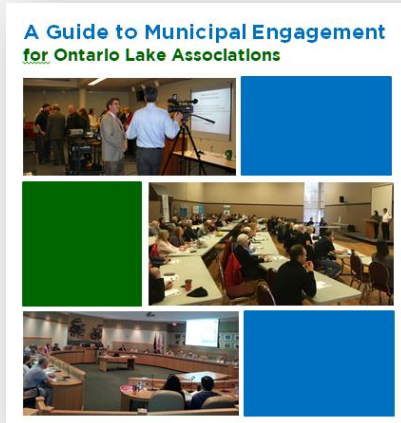
 Tony Lepine FOCA Director <i>Kennisis Lake Cottage Owners Association</i>	 Barb LeVasseur FOCA Director <i>Redstone Lake Cottagers Association</i>
+ About Tony	+ About Barb
 Wendy Sue Lyttle FOCA Secretary <i>Catchacoma Cottagers Association</i>	 Daryle Moffatt FOCA Treasurer <i>Otter Lake Ratepayers Association</i>
+ About Wendy Sue	+ About Daryle
[/column]	
 Bruce Moore FOCA Director <i>Canonto Lake Property Owners Association</i>	 Bev Thorpe FOCA Vice President <i>Kennebec Lake Association</i>
+ About Bruce	+ About Bev
 Ian White FOCA Director <i>Lake of Bays Association</i>	

What's new at FOCA?

Recent reports include:

- ✓ municipal engagement tips for Lake Associations
- ✓ waterfront property owners & rural economic development
- ✓ septic systems: parts & maintenance (YouTube video)

COMING SOON: results of FOCA's 2019 Road Survey
& new report on **Municipal Septic Re-inspection Programs**



<https://foca.on.ca/publications/>



FOCA Cottage Country Septic System Video

What can cottage country expect?

more severe weather & extreme water events



As our climate changes, expect more:

Blue green algae



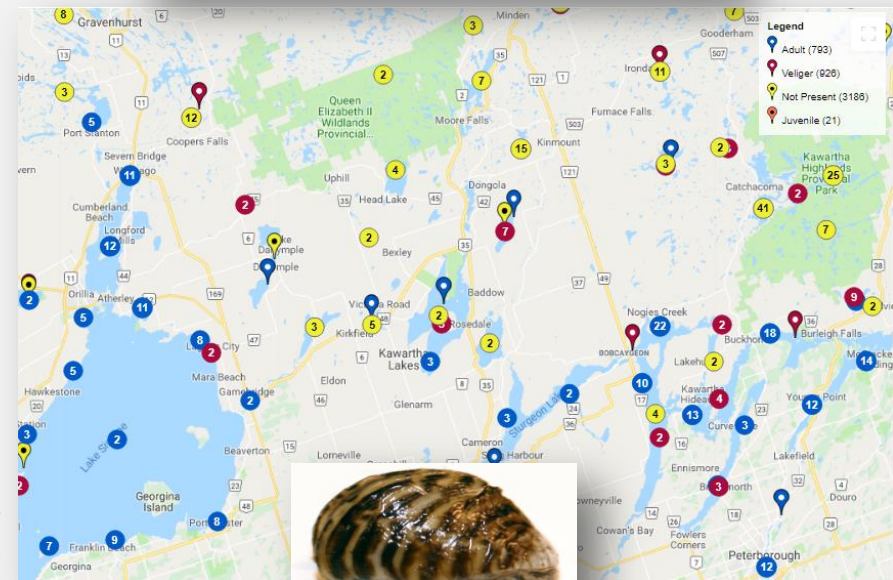
Ontario Ministry of Environment and Climate Change
(now MOECP)

Invasive species

1. Learn how to ID carp:



2. Report sightings: EDDMapS Ontario



What can we do?

Be prepared in cottage country

- Talk to your municipality about local emergency preparedness, and advise others to take steps to safeguard their own families and their homes.
- Develop your own family cottage emergency plan!
- Maintain a resilient shoreline.



Weather Extremes / Emergency Preparedness OVERVIEW

NEW – [FOCA Fact Sheet – Emergency Preparedness Tips](#) (download PDF, 2 pages)

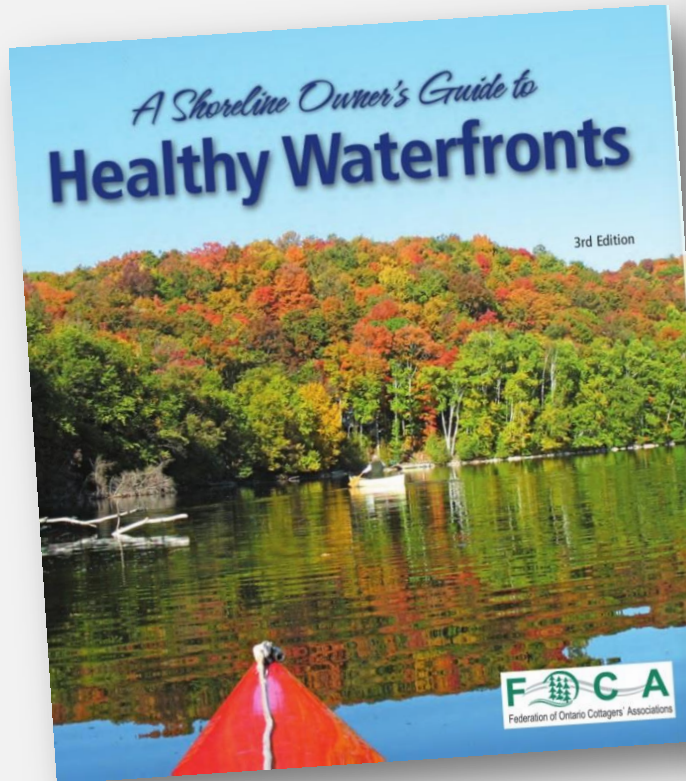
[Emergency Preparedness Resources and Tips](#) (download PDF, 3 pages; Province of Ontario, Apr. 2018)

Check out an infographic summarizing standard emergency kit contents, by clicking the image at the side, or [this link](#).

Video: [Your 72 hour emergency kit](#)



Get more tips, in these free guides:



Visit <https://foca.on.ca/publications>

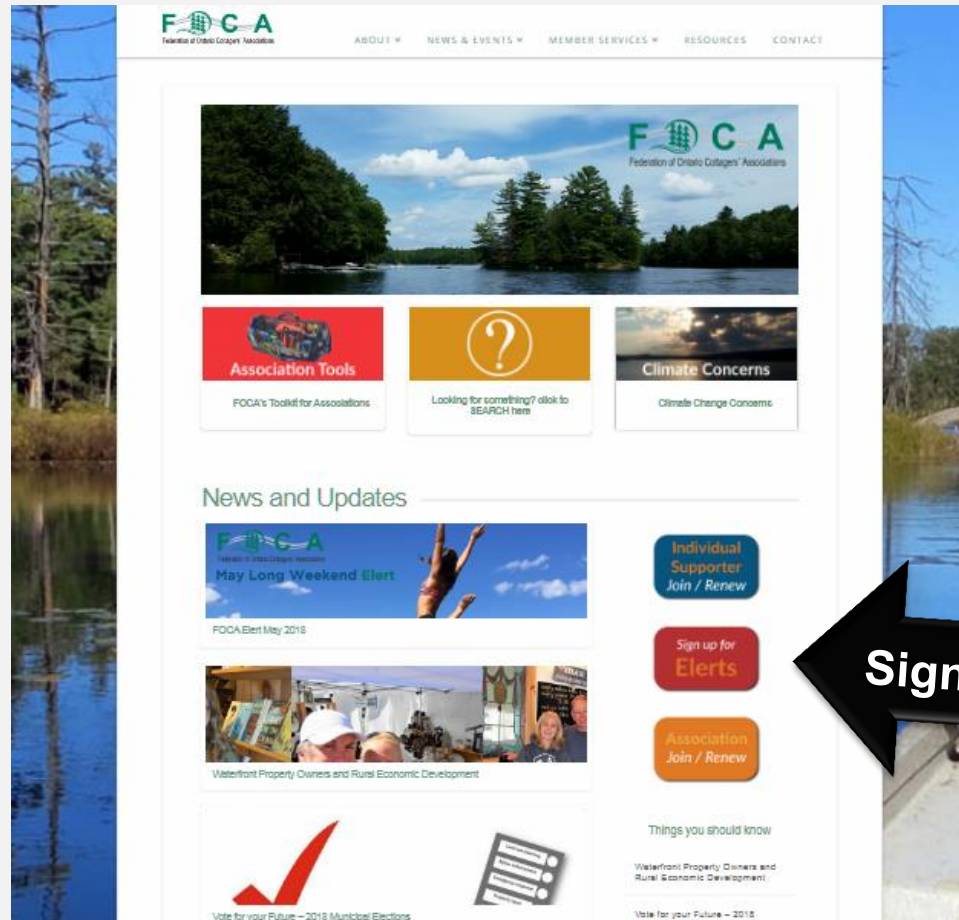
or contact the office for copies: info@foca.on.ca

For important cottage country updates: Get on the FOCA “Eler” list!

Eler = our free monthly e-newsletter

Join
thousands
of subscribers

Stay in-the-know



Sign up here

KLCOA Shoreline Restoration Workshop

- **A FEW SPOTS LEFT!**
- **Sunday July 28, 10AM-12PM (Kennisis Lake Road, Near Second Bridge,)**
Workshop Format
 - Workshop at one of the the 2018 Restoration sites
 - Property Restoration Objectives
 - Property Walk About & Description of Restoration Details- Plant Species, Locations etc.
 - Native Planting Demonstration + Q& A
 - Take Home Surprise!

**Julia Sutton of Sweet Fern Consulting will lead workshop
and native planting demo.**

Contact - Jim Prince after the meeting

What we are all working to protect:



"It is clear to me now that FOCA has the scale to address many issues that would be beyond the ability of most individual associations to tackle on their own... Keep up the good work." ~ Phil T., FOCA member



KEEPING THE “FAMILY”

in the Family Cottage

Peter Lillico

Six Steps

1. RETAINING the cottage by the parents until time for succession
2. MANAGING the capital gains tax upon succession
3. CHOOSING which child or children to be the next stewards of the cottage

Six Steps

4. COMPENSATING the child or children who are not involved in cottage ownership
5. COTTAGE SHARING AGREEMENT to ensure a safe and secure structure for future family owners
6. FAIRLY FUNDING cottage expenses when all owners' pockets are not equally deep

Financial Challenges

PARENTAL PRESSURES

- Payment of ongoing expenses
- Non-income producing asset
- Capital gains tax liability and funding

Financial Challenges

CHILDREN'S ISSUES

- Affordability of expenses
- Other family priorities
- Tied up capital

Capital Gains

- Estimating capital gain liability
- Funding capital gain liability
- Use of principal residence exemption

Family Challenges

THE FOUR C's

- Choosing children
- Compensation questions
- Coping with financial differences
- Co-ownership concerns

Cottage Agreement

- Passing the torch
- Protecting the parents
- Providing for children
- Preserving the cottage

Cottage Sharing Agreement

- Restrictions on transfer
- Sharing usage
- Dividing responsibilities
- Allocating expenses
- Avoiding adversity
- Budgeting and financial reserves
- Family Council

Cottage Succession Plan

- Effectively addresses the fundamental financial challenges
- Respects and reflects family dynamics
- Provides a firm foundation for future generations

Cottage Succession Process

THE PLANNING PROCESS

- Gather critical information
- Analyze capital gains tax liability
- Assess deferral or avoidance options
- Consider optimal owner children
- Provide alternative strategies
- Costs and timelines for implementation



Getting Started

- Get professional help
- Get the kids involved
- Get going!

Questions? Contact us:

Peter Lillico

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Thanks for joining us today.