



June 12, 2026

Dear Dom Lipa Families, Friends, Employees and Supporters,

In this communication we provide a summary of our recent Annual Meeting and wish you a lovely start of the summer.

Summary of the Annual Meeting of the Slovenian Linden Foundation

Our Annual Meeting took place on Sunday May 24, 2026. We gathered in the Edward Erčulj Auditorium at Dom Lipa as well as online on Zoom.

The various topics discussed are listed below.

Redevelopment at Dom Lipa

Jessica Ferkul, Chair of the Redevelopment Committee, outlined the following:

- Ministry of Long-Term Care (MLTC) mandated the update of the 30 oldest LTC beds to the new standards (located in the central and east wing). These rooms are not large enough to fit a wheelchair, the resident and a caregiver, and must be made larger
- Dom Lipa submitted proposals in 2020 and 2022
- MLTC provisional approval was received in spring of 2022 for 22 renovated bedrooms meeting new standards (based on an initial plan of the existing footprint which currently contains 30 bedrooms)
- Given concerns over the reduction in bed numbers, we worked with G Architects to configure the new rooms in the existing footprint more efficiently. We are now awaiting confirmation of approval for an increase from 22 beds to 28 beds.
- In the meantime, MLTC granted our request for an extension to all LTC bed licenses until 2030
- Timing of construction and renovation are not yet determined
- Alternate solutions are being investigated
- Currently working to determine the best path forward to fund the redevelopment and obtain a substantial loan
- We are reconsidering proposed renovations on the retirement living side to create 10 new units on the Garden level
- Community input will be sought in late 2026 / early 2027.

Highlights of Strategic Plan Goals

Jolanta Linde, Executive Director, reviewed the Strategic Plan's 5 pillars.

Serving the Community and Residents:

- High standard of care continues (e.g. 0 % of patients in physical or chemical restraint versus provincial average of 2.1 %)
- low use of antipsychotic medication
- low number of pressure ulcer cases

Informing the community

- Two Power of Attorney Information Sessions 2025
- 13 Community bulletins sent in 2025
- Re-developed the Dom Lipa website to help emphasize our cultural home

Personnel

- 100% of employees completed performance reviews in 2025
- Staff appreciation activities included September BBQ; May Nursing Week celebrations and Staff Christmas events
- Extensive SEIU negotiations for unionized staff

Standards

- 100% of nursing staff were trained on skin and wound management
- 100% of staff were trained on Gentle Persuasive Approaches (GPA)
- Professional mandatory training completed
- Building services continue to be upgraded

Sustainability

- General Donations \$135K (\$187K prior year)
- Lipathon fundraising for the year is \$102.5K (\$80.3K last year)
- Thank you to Mr. Frank Raišp for creating a \$50K Matching campaign for Lipathon (new this year)

Administration Update

Jolanta Linde, Executive Director, provided an update on the administrative details for the home.

Employees: 122 current employees

Beds: 66 Long-Term Care and 30 retirement suites

Slovenian residents: currently 65% in Long-Term Care plus 75% in retirement

Long-Term Care Admissions: 12 new admissions into Long-Term Care since the last Annual Meeting in May 2025

Waitlists and Vacancies:

- No vacancies in Long-Term Care
- over 200 for long-term care (over 30 in the crisis category including four in sub-category category 1C-cultural; 78 in non-crisis category 3 - Slovenian)
- Dom Lipa is part of the new Cultural Homes project and Dom Lipa will continue to advocate for Slovenians to be placed in the Long-Term Care beds
- no vacancies on retirement floor
- 17 on retirement waiting list

Update on 2025 Maintenance Projects and Capital Expenditures

Jolanta Linde, Executive Director, reviewed the work done on the facility in the past year, and reviewed the expected future capital costs.

Exterior Projects

- Replaced receiving door at back of building
- New air conditioner for kitchen (Thank you to Mr. Frank Raišp for donating)

Interior Projects

- Replaced obsolete appliances
- Major repair of Kastelic wing elevator doors
- Upgrade of door alarms and wander prevention equipment
- Replaced five older electric beds (thank you Ms. Majda Marie McLaren for donating one of the electric beds!)
- Purchased additional free standing freezer
- Purchased new industrial soup kettle (thank you to the Petrovčič family for donating!)
- New tub chair to assist with resident bathing
- New lift for residents (thank you to Moya Financial for donating!)

Capital Expenditures Anticipated in Coming Years

- New generator in case of power outages – to be completed by September 2025
- Repair driveway and parking areas
- Continue to address building maintenance and replacement
- We anticipate over \$2 million in capital expenditures over the next 10 years given the age of the building and general wear and tear

Note that the Ministry of Long-Term Care only provides funding for operations of the Long-Term Care side and does not provide regular funding for capital expenditures.

Wish list for 2026

- JUBO Health Technologies (computers and programs to help with faster recording of data in electronic medical records)
- Crypton Upholstered Furniture (washable and to replace worn sofas and chairs)

Highlights of Operations for 2025

Clara Sečnik, Treasurer, reviewed the highlights of Dom Lipa's operations for 2025.

In Millions	2025	2024	Change	Note
Operating Revenue	9.199	8.384	0.815	government inflationary increase adjustment to liabilities for MLTC claw back of 2022 funding, further to last reconciliation
Operating Expenses	8.553	8.192	0.361	inflationary costs
Operating income	0.646	0.193	0.454	greater revenue over expenses due to one-time item to adjust for claw back reserves (that is, we successfully reduced the anticipated 2022 claw back amount)

Clara Sečnik, Treasurer, reviewed the highlights of Dom Lipa's financial position for the past year.

In Millions	2025	2024	Change	Note
Assets	11.875	10.447	1.428	increase in cash
Liabilities	5.079	4.298	0.781	Ministry payable
Net assets	6.795	6.149	0.646	\$0.2M Restricted for capital & redevelopment project and 2025 income

Report of the Auditor

Joe Bates, Partner and Business Advisor with MNP LLP, the lead for our team of auditors reported to the members that Dom Lipa had another 'clean' audit for 2025. This means that in the opinion of MNP LLP, the financial statements for 2025 present fairly, in all material respects the financial position of the Slovenian Linden Foundation as at December 31, 2025. He stated that the results of the operations and cash flows for the year are in accordance with Canadian accounting standards for not-for-profit organizations.

Thank you to our Volunteer Board of Directors

We thanked the directors of the board for their service.

Leaving the board are:

Catherine Pepevnak who served from 2022 to 2026

William Sečnik who served from 2019 to 2026

Re-elected to the Board are:

Maria Zajc McDonald for a term of 3 years

Clara Sečnik for a term of 1 year

The directors for 2026 are:

Jessica Ferkul

Jason Gorel

Sylvia Kobal

Rozika Nesich

Clara Sečnik

Maria Zajc McDonald

Fr. Leopold Valant, C.M., ex officio

Thank you Family Council & Gardeners

- Enjoy the Path of Remembrance and garden improvements by Family Council gardeners
- Visit the renovated Chapel, donated by Mrs. Cveta Arhar-Stojko
- See website for more information by going to <https://domlipa.ca/?s=family+council>

Thank you to our wonderful Volunteers

- Končan family
- Danny Šuštar
- Tereza Zetko
- Milan Vinčec
- Family Council Gardeners

Thank you to Very Generous Donors

- Mr. Frank Raišp
- Mr. and Mrs. Milan Vrčkovnik
- Mr. Daniel and Ms. Kathy Jamnišek Jauernig
- Petrovčič family (in honour of their late mother)
- Silver Fox Pharmacy
- Mrs. Danila Zajc
- Moya Financial
- Ms. Majda Marie McLaren
- Canadian Slovenian Congress (Kanadski Slovenski Kongress)

Join us for upcoming events in 2026

- Plamen Concert to benefit Dom Lipa on November 7
- Lipathon Virtual Fundraiser on November 14

We hope you enjoy the lovely start of the summer!

Sincerely,

The Board of Directors of the Slovenian Linden Foundation – Dom Lipa

The Slovenian Linden Foundation – Dom Lipa

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