



**SETON HOMEOWNERS ASSOCIATION  
2024 ANNUAL GENERAL MEETING OF  
MEMBERS MEETING MINUTES**

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Place: Virtual through Zoom  
Date: November 6<sup>th</sup>, 2024  
Time: 7:00 P.M.

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1. Deb Glover acted as Chairperson of the meeting. The Annual General Meeting was called to Order at 7:06 p.m.
2. The Chairperson asked Karen Shopland to act as Secretary of the meeting.
3. The Chairperson requested Kristine Aghajanova to act as Scrutineer for the meeting, with the consent of the Voting Members. As there was no objection, the Chairperson appointed Kristine Aghajanova as Scrutineer.
4. The Chairperson stated that all items to be approved by the Voting Members are by way of ordinary resolution, which requires at least 50% of the Voting Members present in person or by proxy, voting in favour. The chairman stated that votes are to be by show of voting cards, or by poll if demanded by 10% of the Voting Members.
5. The Chairperson asked for a motion dispensing with reading of the Notice calling the meeting. Janet Naylor so moved. Steven Phan seconded the motion. The Chairperson declared the motion carried.
6. The Chairperson asked the Secretary to provide proper proof of mailing the Notice of the Meeting to the Members. Karen Shopland confirmed he had a Certificate signed by Jenny Miron, Seton Homeowners Association General Manager, proving proper emailing and mailing of the Notice of the Meeting to the Members.
7. The Chairperson then stated that pursuant to the Association's articles, the lesser of fifty (50) voting members or ten percent (10%) of the Voting Members either personally present or represented by proxy constitutes a quorum, and that at least fifty (50) Voting Members either present or represented by proxy would constitute a quorum. The Chairperson asked the Scrutineer for her report. The Scrutineer reported that there were 375 Voting Members either present at the meeting, or represented by proxy.
8. The Chairperson declared the meeting to be duly called and properly constituted for business.
9. The Chairperson asked for a motion to approve the minutes of the Annual General Meeting held on November 1<sup>st</sup>, 2023. Andrew Picklyk moved that the minutes of the Annual General Meeting held on November 1<sup>st</sup>, 2023 as presented. Janet Naylor seconded the motion. The Chairperson declared the motion carried.
10. The Chairman asked for a motion to dispense with reading of the Directors' Report for the fiscal year of April 1, 2023 through March 31, 2024, also appended to the Notice of Meeting and Information Circular. Andrew Picklyk moved that the reading of the Director's Report be dispensed with. Steven Phan seconded the motion. The Chairperson declared the motion carried.
11. The Chairperson then proposed to receive, as information, the Auditor's Report and Financial Statements of the Association for the year ended March 31<sup>st</sup>, 2024. Kristine Aghajanova then reviewed the Financial Statements and answered related questions.
12. The Chairperson indicated that the next item of business was the election of Directors. The Chairperson stated that a maximum of ten (10) Directors be elected and serve until the next Annual General Meeting of the Association. The Chairperson asked for a motion to this effect. Andrew Picklyk moved that ten (10) Directors be elected to serve until the next Annual General Meeting of the Association. Steven Phan seconded the motion. The Chairperson declared the motion carried.
13. The Chairperson announced that Brookfield is entitled to appoint up to three directors and has appointed Deb Glover to act as President; Karen Shopland to act as Secretary; and Kristine Aghajanova to act as Treasurer.

14. The Chairperson announced there are seven (7) vacant positions on the Board. The following members in good standing, who currently sit as Resident Directors on the Board, have indicated an interest in being re-nominated to serve as Resident Directors on the Board of Directors until the next Annual General Meeting or their successors are elected or appointed:

- *Steven Phan*
- *Temi Bolaji*
- *Andrew Picklyk*
- *Esther Adeoye*
- *Christopher Williams*
- *Adeniyi Ogunwusi*
- *Abiodun Oduniyi*

15. The Chairperson then asked for a motion to nominate these individuals for re-election. Temi Bolaji moved to nominate the above persons for re-election as Directors of the Association, to hold office until the next Annual General Meeting or until their successors are elected or appointed. Steven Phan seconded the motion. The Chairperson declared the motion carried.

16. The Chairperson announced the following members in good standing have also put their name forward to be nominated as Directors of the Association:

- *Alex Brodner*
- *Dana Kulchyski*
- *Nilesh Kotadiya*
- *Gulraiz Hanif*
- *Nonye Odibeli*
- *Tejash D. Mistry*
- *Angie Price*
- *Tope Abe*
- *Govind Kohli*
- *(John) Paulo Bautista*

The Chairperson then asked for a motion to nominate these individuals for election. Andrew Picklyk moved to nominate the above persons to run for election as Directors of the Association, to hold office until the next Annual General Meeting or until their successors are elected or appointed. Janet Naylor seconded the motion. The Chairperson declared the motion carried.

17. The Chairperson asked if there were any further nominations. Adi Priya & Syeda Samra put their names forward.

The Chairperson then asked for a motion to nominate these individuals for election. Andrew Picklyk moved to nominate the above persons to run for election as Directors of the Association, to hold office until the next Annual General Meeting or until their successors are elected or appointed. Janet Naylor seconded the motion. The Chairperson declared the motion carried.

18. The Chairperson then asked for a motion that nominations be closed. Andrew Picklyk moved that the nominations for Directors be closed. Steven Phan seconded the motion. The Chairperson declared the motion carried.

19. The Chairperson stated that nineteen (19) persons have been nominated and seven (7) Resident Directors are required, an election is necessary. The Chairperson provided instructions on voting through Zoom Polling and instructed voting members to mark in favor of seven (7) Resident Directors.

20. The Scrutineer reported that Steven Phan, Temi Bolaji, Christopher Williams, Adeniyi Ogunwusi, Andrew Picklyk, Esther Adeoye and Dana Kulchyski received the most votes to be elected and serve as Directors on the Seton Homeowners Association Board until the next Annual General Meeting or until their successors are elected or appointed.

The Chairperson then asked for a motion to nominate these individuals. Janet Naylor moved to nominate the above persons as Directors of the Association, to hold office until the next Annual General Meeting or until their successors are elected or appointed. Steven Phan seconded the motion. The Chairperson declared the motion carried.

21. The Chairperson then stated that the next item on the Agenda was the appointment of the Auditor. The Chairperson asked for a motion that the Board of Directors appoint Chow Connolly LLP as Auditor of the Association for the fiscal period ending March 31<sup>st</sup>, 2025, and that the Directors be authorized to fix remuneration. Janet Naylor so moved. Andrew Picklyk seconded the motion. The Chairperson declared the motion carried.

22. The Chairperson then asked for a motion that the proxy votes and ballots from this year's Annual General Meeting be filed with the Secretary of the meeting for 30 days and then be destroyed. Andrew Picklyk moved that the ballots be destroyed. Janet Naylor seconded the motion. The Chairperson declared the motion carried.

23. The Chairperson then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.

24. The Chairperson then asked for a motion to terminate the meeting.

25. At 8:04pm, Andrew Picklyk moved that the meeting be terminated. Kelly Emefiene seconded the motion. The Chairperson declared the motion carried, and the meeting adjourned.

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