



**SETON HOMEOWNERS ASSOCIATION  
2025 ANNUAL GENERAL MEETING OF  
MEMBERS MEETING MINUTES**

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Place: Virtual through Zoom  
Date: November 26<sup>th</sup>, 2025  
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 7:02 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. Temi Bolaji so moved. Jonathan Stratton 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 543 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 6<sup>th</sup>, 2024. Janet Romero moved that the minutes of the Annual General Meeting held on November 6<sup>th</sup>, 2024 as presented. Ujjval Chavda 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, 2024 through March 31, 2025, also appended to the Notice of Meeting and Information Circular. Chris Williams moved that the reading of the Director's Report be dispensed with. Jonathan Stratton 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>, 2025. 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. Judy Platt moved that ten (10) Directors be elected to serve until the next Annual General Meeting of the Association. Alessandro Coppeta 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 Scott Warren 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*
- *Esther Adeoye*
- *Christopher Williams*
- *Adeniyi Ogunwusi*

15. The Chairperson then asked for a motion to put forward these individuals to be nominated to return as Directors of the Association. Judy Platt 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 Alessandro Coppeta 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:

- *Renier Tejada*
- *Alessandro Coppeta*
- *Ujval Chavda*
- *Tirth Trivedi*

The Chairperson then asked for a motion to nominate these individuals for election. Jason Moliere 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. Ujval Chavda seconded the motion. The Chairperson declared the motion carried.

17. The Chairperson asked if there were any further nominations. No one put their names forward.

18. The Chairperson then asked for a motion that nominations be closed. Alessandro Coppeta moved that the nominations for Directors be closed. Jason Moliere seconded the motion. The Chairperson declared the motion carried.

19. The Chairperson stated that nineteen (9) 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, Esther Adeoye, Alessandro Coppeta and Tirth Trivedi 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 appoint as Directors these individuals. Jason Moliere moved to appoint the persons elected as Directors of the Association, to hold office until the next Annual General Meeting or until their successors are elected or appointed. Jonathan Stratton 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 BDO Canada LLP as Auditor of the Association for the fiscal period ending March 31<sup>st</sup>, 2026, and that the Directors be authorized to fix remuneration. Alessandro Coppeta so moved. Jason Moliere 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. Jason Moliere moved that the ballots be destroyed. Alessandro Coppeta 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 7:45pm, Alessandro Coppeta moved that the meeting be terminated. Jason Moliere seconded the motion. The Chairperson declared the motion carried, and the meeting adjourned.

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KAREN SHOPLAND, Secretary