



## THE ORCHARDS

**Orchards Residents Association  
Annual General Meeting  
Wednesday, October 6, 2021 @ 7:00 PM  
Virtually Via Zoom**

### **Meeting Minutes**

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1. Peter Tsoukalas acted as Chairperson for the meeting.
2. The Chairperson explained that two meetings would be held. The first would be the official Annual General Meeting which would primarily involve the election of Residents to the Board of Directors and appointment of an Auditor for 2021. The second one would be held after, where there would be an update given about The Orchards and the Residents Association. The floor would then be open to questions the residents may have.
3. Peter Tsoukalas called the meeting to order at **7:08pm**.
4. The Chairperson introduced the current Orchards Resident Directors, Robyn Andrishak, Happy Vyas, Candance Kruk, and Sam Kemble. Regrets were made for Ricardo Chua, Cherise Frederick, & Tarryn Koll who were unable to attend. The Chairperson introduced himself, Peter Tsoukalas, Senior Development Manager, Brookfield Residential, Nathan Petersen, Senior Manager Finance & Planning, Brookfield Residential, and Stephen Musselwhite, Development Manager, Brookfield Residential.
5. The Chairperson asked Stephen Musselwhite to act as Secretary for the meeting, with the consent of the Voting Members. As there was no objection the Chairperson appointed Stephen Musselwhite as Secretary.
6. The Chairperson requested Nathan Petersen to act as Scrutineer for the meeting, with the consent of the Voting Members. As there was no objection, the Chairperson appointed Nathan Petersen as Scrutineer.
7. The Chairperson then explained the voting rules. He stated that unless otherwise specified, 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 favor. All votes will be conducted via Zoom Polling as the Chairperson directs. A poll may be demanded by the Chairperson or by 10% of the Voting Members present. Polls shall be taken in such a manner as the Chairperson may direct.
8. The Chairperson asked for a motion dispensing with the reading of the Notice calling the meeting. Robyn Andrishak so moved. Happy Vyas seconded the motion. The Chairperson declared the motion carried.
9. The Chairperson asked the Secretary to provide proper proof of mailing of the Notice of the Meeting to the Members. The Secretary confirmed that she had confirmation from Jaime Dowling the General Manager that emails &/or mail packages were sent to the residents. The Chairperson then asked that it be filed in the Minute Book along with the Minutes of this meeting.
10. The Chairperson then stated that pursuant to the Articles of the Association, the lesser of twenty (20) Voting Members or ten (10%) percent of the Voting Members either personally present or represented by proxy constitutes a quorum. For this meeting, at least twenty (20) Voting Members will be required. The Chairperson asked the Scrutineer for her report. The Scrutineer reported that there were 167 Brookfield votes in respect of lots registered in the name of Brookfield, 19 Voting Members represented in person, and 1 represented by proxy for a total of **187 votes**.
11. The Chairperson declared the meeting to be duly called and properly constituted for the transaction of business.

12. The Chairperson asked for a motion to approve the Minutes of the Annual General Meeting held on June September 23, 2020 also mailed with the Notice of Meeting and Information Circular. Happy Vyas moved to approve the Minutes of the Annual General Meeting held on September 23, 2020. Robyn Andrishak seconded the motion. The Chairperson declared the motion carried.
13. The Chairperson asked for a motion to dispense with the reading of the Directors Report for January 1, 2020 through December 31, 2020 fiscal year, also mailed with the Notice of Meeting and Information Circular. Happy Vyas moved that the reading of the Director Report be dispensed with. Sam Kemble seconded the motion. The Chairperson declared the motion carried.
14. The Chairperson then proposed to receive, as information, the Auditor's Report and Financial Statements of the Association for the year ended December 31, 2020. Nathan Petersen reviewed the Financial Statements and answered related questions.
15. The Chairperson indicated that the next item of business was the election of Directors. The Chairperson stated that 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. Robyn Andrishak moved that ten (10) Directors be elected to serve until the next Annual General Meeting of the Association. Sam Kemble seconded the motion. The Chairperson declared the motion carried.
16. The Chairperson announced Brookfield Residential is entitled to appoint up to three (3) Directors and has appointed Peter Tsoukalas as President, Nathan Petersen as Treasurer, and Stephen Musselwhite as Secretary to the Company's Board of Directors.
17. The Chairperson announced there are currently seven (7) vacant positions on the Board. The following eight (5) members in good standing have indicated an interest in being nominated as Directors of the Association, to hold office for a one-year term or until their successors are elected or appointed.
  - Robyn Andrishak
  - Candace Kruk
  - Sam Kemble
  - Happy Vyas
  - Lindsay MacDermott
18. The Chairperson then asked for a motion to elect as Directors, the persons nominated, to hold office for a one-year term or until their successors are elected or appointed. Robyn Andrishak so moved. Scott Murray seconded the motion. The Chairperson declared the motion carried.
19. The Chairperson then asked for a motion that nominations be closed. Robyn Andrishak moved that the nominations for Directors be closed. Scott Murray seconded the motion. The Chairperson declared the motion carried.
20. The Chairperson then asked the nominees to introduce themselves and give a quick explanation as to why they would like to serve on the board.
21. The Chairperson stated that as (7) Resident Directors are required and (5) have shown interest a vote will not be necessary. The Chairperson declared that Robyn Andrishak, Candace Kruk, Sam Kemble, Happy Vyas, and Lindsay MacDermott have been elected to serve on The Orchards Residents Association Board of Directors for a one-year term, or until their successors are elected or appointed.
22. The Chairperson then asked for a motion to elect as Directors, the persons nominated, to hold office for a one-year term or until their successors are elected or appointed. Jackie Kyricou-Herman so moved. Scott Murray seconded the motion. The Chairperson declared the motion carried.
23. The Chairperson then thanked all the nominees and congratulated the successful resident directors.
24. 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 as auditor for the fiscal period ending December 31, 2021, and that the Directors be authorized to fix remuneration. Happy Vyas so moved. Scott Murray seconded the motion. The Chairperson declared the motion carried.



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25. The Chairperson then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.
26. The Chairperson then asked for a motion to terminate the meeting. Robyn Andrishak moved that the Meeting be terminated. Muriel White seconded the motion.
27. The Chairperson called for a vote of all in favour of the motion and all against. All were in favour. The Chairperson declared the motion carried and the meeting terminated at **7:46pm**.

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STEPHEN MUSSELWHITE, Secretary