



**SUMMERSIDE RESIDENTS ASSOCIATION
ANNUAL GENERAL MEETING
Thursday, June 20, 2019 @ 7:00 PM
Lake Summerside Beach Club
1720 88 Street SW**

Meeting Minutes

1. President of the Board of Directors Peter Tsoukalas acted as Chairperson of the meeting.
2. The Chairperson explained that two meetings would be held. The first would be the official Annual General Meeting which involves approving last year's minutes, reviewing the audited financial statements, the election of Residents to the Board of Directors, and appointment of the Auditor for 2019. The second one would be held after, where there would be an update given about Lake Summerside and the Residents Association. The floor would then be open to questions.
3. The Annual General Meeting was called to Order at **7:15p.m.**
4. The Chairperson introduced the head table. Himself, Peter Tsoukalas, Senior Development Manager, Brookfield Residential, Christine Palmer, Controller, Brookfield Residential, Brittany Cooper, Residents Association Manager, Brookfield Residential and the current Summerside Resident Directors; Barry Burns, Marc Chalifoux, Rhonda Navratil, Amanda Kraayenbrink, and Denise Stefanic.
5. The Chairperson asked Brittany Cooper to act as Secretary of the meeting, with the consent of the Voting Members. As there was no objection the Chairperson appointed Brittany Cooper as Secretary.
6. The Chairperson requested Christine Palmer to act as Scrutineer for the meeting, with the consent of the Voting Members. As there was no objection, the Chairperson appointed Christine Palmer as Scrutineer.
7. The Chairperson 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 in the first instance by a show of the voting card received or otherwise as the Chairperson directs. A poll may be demanded by the Chairperson or by 10% of the Voting Members present.
8. The Chairperson asked for a motion dispensing with reading of the Notice calling the meeting. Barry Burns so moved. Denis Armand Moquin 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 a receipt from Canada Post. 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 Association's articles, the lesser of fifty (50) or ten percent (10%) of the Voting Members either personally present or represented by proxy constitutes a quorum, and that at least 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 **118** Voting Members either present at the meeting, or represented by proxy. Specifically, there were **69** Brookfield votes, in respect of lots registered in the name of Brookfield; there were **26** Voting Members represented in person at the meeting, and **23** represented by proxy.
11. The Chairperson declared the meeting to be duly called and properly constituted for business.
12. The Chairperson proposed that the Members approve the Minutes of the Annual General Meeting held on June 21, 2018, appended to the Notice of Meeting and Information Circular. Donna Chu motioned to approve the Minutes of the Annual General Meeting held on June 21, 2018. Dennis Seib seconded the motion. The Chairperson declared the motion carried.

13. The Chairperson asked for a motion to dispense with reading of the Directors' Report for January 1, 2018 to December 31, 2018, also appended to the Notice of Meeting and Information Circular. Denis Armand Moquin moved that the reading of the Director's Report be dispensed with. Eric Bergen 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, 2018. Christine Palmer then reviewed the Financial Statements and answered related questions.
15. The Chairperson then stated the next agenda item was to approve the bylaw amendment to update the Articles of Association of the company. Darryl Marchuk then stated that this item of business would be postponed to next year's AGM due to irregularities in proxy solicitation, making it inappropriate to pass the amended bylaws at this AGM.
16. 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. Denise Stefanic moved that up to ten (10) Directors be elected to serve until the next Annual General Meeting of the Association. Denis Armand Moquin seconded the motion. The Chairperson declared the motion carried.
17. The Chairperson announced Brookfield Residential is entitled to appoint up to three (3) Directors and has appointed Peter Tsoukalas as President, Christine Palmer as Treasurer, and Brittany Cooper as Secretary to the Company's Board of Directors.
18. The Chairperson announced there are currently seven (7) vacant positions on the Board. The following eight (8) 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.

- Barry Burns
- Marc Chalifoux
- Rhonda Navratil
- Amanda Kraayenbrink
- Denise Stefanic
- Lara Suriyakumaran
- Dennis Seib
- Robert Pangrass

19. 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. Janice Shott so moved. Lisa Dougan seconded the motion. The Chairperson declared the motion carried.
20. The Chairperson asked if there were any further nominations. There was none.
21. The Chairperson then asked for a motion that nominations be closed. Donna Chu moved that the nominations for Directors be closed. Denis Armand Moquin seconded the motion. The Chairperson declared the motion carried.
22. 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.
23. The Chairperson stated that the nomination of additional Directors requires an election, as eight (8) persons have been nominated and only seven (7) Resident Directors are required. The vote was then moved to a ballot – each Voting Member (Brookfield Residential abstained from voting) in attendance of the AGM was given a ballot form when they arrived at the Meeting. The Chairperson confirmed everyone had a ballot and went over the voting instructions with the Members, asking that the ballots be delivered to the Scrutineer upon completion. All of the ballots were filled out, collected and given to the Scrutineer who then privately tallied the votes, including those from proxies submitted. The Scrutineer then notified the Chairperson of the results. The Chairperson then declared that Barry Burns, Marc Chalifoux, Rhonda Navratil, Amanda Kraayenbrink, Denise Stefanic, Lara Suriyakumaran, and Robert Pangrass had received the most votes to be elected to serve on the Summerside Residents Association Board of Directors for a one-year term, or until their successors are elected or appointed.
24. The Chairperson then asked for a motion to elect as Directors, the persons nominated, and who had received the most votes from the ballot, to hold office for a one-year term or until their successors are elected or appointed. Lisa Dougan so moved. Eric Bergen seconded the motion. The Chairperson declared the motion carried.
25. 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, 2019, and that the

Directors be authorized to fix remuneration. Donna Chu so moved. Eric Bergen seconded the motion. The Chairperson declared the motion carried.

26. The Chairperson then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.
27. The Chairperson then asked for a motion to terminate the meeting.
28. Eric Bergen moved that the meeting be terminated. Lisa Dougan seconded the motion. The Chairperson declared the motion carried, and the meeting adjourned at **7:52p.m.**

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Brittany Cooper, Secretary