



**Orchards Residents Association
Annual General Meeting
Tuesday, June 3, 2025 @ 6:30 PM**

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 2025. The second one would be held after, where there would be an update given about The Orchards Residents Association. The floor would then be open to questions the residents may have.
3. Peter Tsoukalas called the meeting to order at **6:35pm**.
4. The Chairperson introduced the current Orchards Resident Directors, Robyn Andrishak, Lindsay MacDermott, Oluwasegun Oiutalavo Walter-Keshinro, Anupama Deshpande, Avtar Mohar, Mark Fife (absent), and Candace Kruk (absent). The Chairperson introduced himself, Peter Tsoukalas, Director Planning and Development, Brookfield Residential, Christine Palmer, Senior Director Accounting, 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 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 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 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. 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. Avtar Mohar 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 he 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 310 Brookfield votes in respect of lots registered in the name of Brookfield, 12 Voting Members represented in person, and 14 represented by proxy for a total of 336 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 4th, 2024, also emailed or mailed with the Notice of Meeting and Information Circular and were also posted on the Orchards website. Lindsay MacDermott moved to approve the Minutes of the Annual General Meeting held on June 4th, 2024. Anupama Deshpande 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, 2024, through December 31, 2024, fiscal year, emailed or mailed with the Notice of Meeting and Information Circular, and was also posted on the Orchards website. Shawn Volk moved that the reading of the Director Report be dispensed with. Innocent Madawo 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, 2024. Christine Palmer 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. Lindsay MacDermott moved that ten (10) Directors be elected to serve until the next Annual General Meeting of the Association. Oluwasegun Ojutalavo Walter-Keshinro 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, Christine Palmer 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 five (5) members in good standing have indicated an interest in being nominated to return 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
 - Lindsay MacDermott
 - Anupama Deshpande
 - Oluwasegun Ojutalavo Walter-Keshinro
 - Avtar Mohar
18. The Chairperson then asked for a motion to nominate the people above as Directors to hold office for a one-year term or until their successors are elected or appointed. Robyn Andrishak so moved. Avtar Mohar seconded the motion. The Chairperson declared the motion carried.
19. The following three (3) 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.
 - Innocent Madawo
 - Caroline Ragoonath
 - Ashok Kumar Achit
20. The Chairperson then asked for a motion to nominate the persons above as Directors to hold office for a one-year term or until their successors are elected or appointed. Lindsay MacDermont so moved. Anupama Deshpande seconded the motion. The Chairperson declared the motion carried.
21. The Chairperson then asked for a motion that nominations be closed. Krysta Robinson moved that the nominations for Directors be closed. Shawn Volk 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 nine (9) 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 Directors 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 Robyn Andrishak, Lindsay MacDermott, Anupama Deshpande, Avtar Mohar, Ashok Kumar Achit, Caroline Ragoonath, and Innocent Madawo had received the most votes to be elected to serve on The Orchards Residents Association Board of Directors for a one-year term, or until their successors are elected or appointed.



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24. 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. Shawn Volk so moved. Robyn Andrishak seconded the motion. The Chairperson declared the motion carried.
25. The Chairperson then thanked all the nominees and congratulated the successful resident directors.
26. 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, 2025, and that the Directors be authorized to fix remuneration. Avtar Mohar so moved. Anupama Deshpande seconded the motion. The Chairperson declared the motion carried.
27. The Chairperson then asked if there was any further business to transact at the Annual General Meeting of the Association. There was none.
28. The Chairperson then asked for a motion to terminate the meeting. Shawn Volk moved that the Meeting be terminated. Ashok Kumar Achit seconded the motion.
29. 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 **7:14pm**.

Stephen Musselwhite, Secretary