



**Chappelle Gardens Residents Association
Annual General Meeting
Wednesday, June 10th 2026**

Meeting Minutes

1. Warren Ollis 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 2026. The second one would be held after, where there would be an update given about Chappelle Gardens and the Residents Association. The floor would then be open to questions the residents may have.
3. Warren Ollis called the meeting to order at **7:03 p.m.**
4. The Chairperson introduced the Chappelle Gardens Resident Directors: Shawn Hudson, Stephen Gibson, Rachel Skow, Pamela McClenaghan, Debangshu Bhaumick and Kunal Mirpuri. The Chairperson introduced the Brookfield directors including himself, Warren Ollis, President, Tolulope Olugbenga, Treasurer, and Lindsey Wachowichz, Secretary.
5. The Chairperson asked Lindsey Wachowichz to act as Secretary for the meeting, with the consent of the voting members. As there was no objection the Chairperson appointed Lindsey Wachowichz as Secretary.
6. The Chairperson requested Tolulope Olugbenga to act as Scrutineer for the meeting, with the consent of the Voting Members. As there was no objection, the Chairperson appointed Tolulope Olugbenga 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. A poll may be demanded by the Chairperson or if requested by a minimum number of Voting Members present at the meeting. 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. Shawn Hudson so moved. Pamela McClenaghan seconded the motion. Unanimous vote was received. 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 Lara Pereverseff 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 his report. The Scrutineer reported that there were 192 Brookfield votes in respect of lots registered in the name of Brookfield, 20 Voting Members represented in person, and 6 represented by proxy for a total of 218 votes.
11. The Chairperson declared the meeting to be duly called and properly constituted for the transaction of business.



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- 12.** The Chairperson asked for a motion to approve the Minutes of the Annual General Meeting held on June 4, 2025. Pamela McClenaghan moved to approve the Minutes of the Annual General Meeting held on June 4, 2025. Jay Vashi seconded the motion. Unanimous vote was received. The Chairperson declared the motion carried.
- 13.** The Chairperson asked for a motion to dispense with the reading of the Directors Report dated January 1, 2025 – December 31st, 2025. Pamela McClenaghan moved that the reading of the Director Report be dispensed with. Kunal Mirpuri seconded. Unanimous vote received. 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, 2025. Tolulope Olugbenga then reviewed the Financial Statements and answered related questions.
- 15.** The Chairperson indicated that the next item of business was the election of Directors. In that the Association is authorized to have a minimum of three (3) Directors and a maximum of ten (10) Directors, it has been proposed by the Board that the Association establish ten (10) as the number of Directors to be elected to serve until the next Annual General Meeting. The Chairperson asked for a motion to this effect. Shawn Hudson moved that ten (10) Directors be elected to serve until the next Annual General Meeting of the Association. Kunal Mirpuri seconded the motion. Unanimous vote received. The Chairperson declared the motion carried.
- 16.** The Chairperson announced Brookfield Residential is entitled to appoint up to three (3) Directors and has appointed Warren Ollis as President, Tolulope Olugbenga as Treasurer, and Lindsey Wachowichz 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 six (6) 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.

 - Rachel Skow
 - Shawn Hudson
 - Stephen Gibson
 - Debangshu Bhaumick
 - Pamela McClenaghan
 - Kunal Mirpuri
- 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. Shawn Hudson Denis so moved. Kunal Mirpuri 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.

 - Chad Iverson
 - Augustine Botwe
 - Jay Vashi



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- 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. Shawn Hudson so moved. Kunal Mirpuri seconded the motion. The Chairperson declared the motion carried.
- 21.** The Chairperson then asked for a motion that nominations be closed. Stephen Gibson moved that the nominations be closed. Kunal Mirpuri seconded the motion. Unanimous vote received. The Chairperson declared the motion carried.
- 22.** The Chairperson asked each nominee to introduce themselves and why they wanted to be involved 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: Stephen Gibson, Shawn Hudson, Rachel Skow, Debangshu Bhaumick, Pamela McClenaghan, Kunal Mirpuri and Chad Iverson had received the most votes to be elected to serve on The Chappelle Gardens 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, to hold office for a one-year term or until their successors are elected or appointed. Shawn Hudson moved that these individuals be elected to serve as Resident Directors on the Board of Directors. Chad Iverson seconded the motion. Unanimous vote was received. 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, 2026, and that the Directors be authorized to fix remuneration. Kunal Mirpuri so moved. Pamela McClenaghan, seconded the motion. Unanimous vote was received. The chairperson declared the motion carried.
- 27.** The Chairperson 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. Pamela McClenaghan moved that the Meeting be terminated. Shawn Hudson seconded the motion. Unanimous vote was received.
- 29.** The Chairperson declared the motion carried and the meeting terminated at **8:16p.m.**