

YRVLCC # 968

2020 AGM

As a community that is the most at risk, we continue to take extraordinary precautions that reflect maximum protection for good health and the well being of our residents.

Let's take a moment and celebrate that success. Everything that we hold close to our hearts has been at risk for the past 6 months.

I would like to thank all of our residents for your support and confidence in our government's efforts to control the spread of the virus and rid us of this deadly disease.

I applaud your individual efforts to ensure that this virus does not infect our community and your family.

The closing of the community centre, suspension of activities and social distancing have had a significant impact on the ability of this virus to spread. We know and appreciate the concerns that many of our unit owners may still have leaving the security and protection of your homes.

The Board has been exploring many options available to us to host the 2020 Annual General Meeting (AGM), while taking

into account the more serious concerns relating to the health and well being of our vulnerable community.

Condominium Boards of Ontario are required to hold an Annual General Meeting within six months of the end of the corporation's fiscal year. This year's AGM has been delayed due to the government restrictions.

The Provincial Government has provided the Condo Act of Ontario (CAO) provisions to delay hosting the meetings until November 21st.

Condo 968 has scheduled the 2020 AGM for Tuesday, Oct. 6th, 2:00 pm at the recreation centre.

The following will be strictly enforced:

1.) "Recreation Centre Facility Usage Policy"

<https://www.hotg.ca/wp-content/uploads/2020/08/Recreation-Centre-Facility-Usage-Policy-final.pdf>

2.) "Condo Board 1202 Policy on the Use of the Recreation Centre to host Annual General Meetings"

[file:///C:/Users/Phil/Downloads/1202%20Policy%20on%20the%20use%20of%20the%20Recreation%20Centre%20to%20host%20Annual%20%20General%20Meetings%20\(3\).pdf](file:///C:/Users/Phil/Downloads/1202%20Policy%20on%20the%20use%20of%20the%20Recreation%20Centre%20to%20host%20Annual%20%20General%20Meetings%20(3).pdf)

3.) Amenity Use Agreement, Acknowledgement & Release form;

| <https://www.hotg.ca/wp-content/uploads/2020/08/Amenity-Use-Agreement-Acknowledgement-and-Release-Waiver-Covid19-final.pdf>

Because of the current recreation centre rules and policies, unit owners will be required to register for the AGM to reserve seating. We will be utilizing the **Timify app** (currently used by the recreation centre for booking the pool, gym and billiards room). A special notice will be distributed to all owners on Tuesday, September 22, 2020 10:00am, advising you that if you are interested in attending the AGM, you are required to register with **Timify** by Friday, Sept. 25, 2020, 3:00 pm.

The following restrictions will be in place for the Condo 968 Annual General Meeting:

- 1.) Only one person per unit may attend the meeting.
- 2.) Registration and Reservation is required.
- 3.) No walk ins will be permitted.
- 4.) Reservations will be limited to the first 50 respondents.
- 5.) Proxy votes are encouraged.
- 6.) No social activities prior to, during or after the meeting.

Effective November 1, 2017, the standard quorum for an AGM is 25 % of the owners. The quorum for Condo 968 is 63 unit owners. As per the 1202 Usage Policy, we are only allowed 50

unit owners to attend the meeting. Therefore , to form our quorum , the sum of proxy votes + attendees' votes must = 63.

In an effort to minimize the exposure of our unit owners to the Covid implications associated with a public meeting, the Board will be distributing a full comprehensive information package plus additional reports and information in advance of the meeting, addressing all of the issues that will be discussed at the AGM.

We are requesting that all unit owners review the AGM package as well as the following:

- 1.) President's message
- 2.) Treasurer's report
- 3.) Community Standards update
- 4.) Auditor's report
- 5.) Proposed changes to by-laws or rules

If you have a question about the AGM package, any of these reports or you would like more information without having to attend the meeting, please forward your questions to our Property Manager:

Alban Tershana

Alban.tershana@fsresidential.com

All of your questions will be addressed prior to the AGM.

Unfortunately we will be unable to host a social in conjunction with our AGM.

The Board has proceeded with business as normal, hosting monthly virtual meetings dealing with the daily operations and long term plans of the corporation.

I am very proud of the Board, the time and effort spent during these very trying times researching, planning and meeting with other members, Committee Members and Contractors while dealing with the daily demands of family, social, business and health concerns. I can assure you that you are very well served by your current Board members.

Four Director positions on the Board are open for re-election this year. All four of the current Board Members will be running for re-election at the AGM. I am very pleased to endorse each of the Board members for re-election. Your support is appreciated.

If a person is interested in being a candidate for election as a Director, they are to notify the Board in writing of this intention.

Again, I want to emphasize that we do not want to compromise your health or confidence in our efforts to maximize protection and social distancing protocols.

Attendance at the AGM is based solely on your comfort zone.

Due to the restrictions on the number of attendees at the meeting, the Board is recommending that unit owners appoint a proxy.

A proxy identifies someone else who will vote on the person's behalf. A proxy might be used if someone wants to vote on an issue but is unable to attend the meeting in person. A proxy must be in writing and must be signed by the person granting the proxy.

The proxy form is available in the AGM package.

If you are not attending the meeting and would like to register a proxy, you may contact any of the five (5) Board members or our Property Manager Alban Tershana Alban.tershana@fsresidential.com who will be more than pleased to assist you registering your vote.

Board of Directors