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Rosenthal Homeowners Association
November 12, 2025 @ 6:00pm
Virtual Zoom Meeting
AGM Meeting Minutes

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1. President of the Board of Directors, Pj Pescod stated that the 2025 Rosenthal HOA AGM format this year will be online only. There is no in person meeting and all voting was held in advance with Rehan Khan & Ayodeji Awotunde acting as motioner and seconder.

2. President of the Board of Directors, Pj Pescod acted as Chairperson of the meeting and The Annual General Meeting was called to Order at 6:08 p.m.

3. The Chairperson stated Tanya Eklund will act as Secretary of the meeting.

4. The Chairperson stated Triona Cosgrave will act as Scrutineer for the meeting.

5. The Chairperson stated that unless otherwise specified, all issues and Resolutions to be approved by the Voting Members are by way of ordinary resolution, which requires the majority of the Voting Members present in person or by proxy, voting in favor.

6. The Chairperson asked for a motion dispensing with reading of the Notice calling the meeting. Rehan Khan so moved. Ayodeji Awotunde seconded the motion. The Chairperson declared the motion carried.

7. The Secretary Tanya Eklund provided proper proof of mailing the Notice of the Meeting to the Members.

8. The Chairperson then stated that Pursuant to the Articles of Association of the Association, a quorum for the Annual General Meeting of the Association shall be the attendance of Five (5) or more persons collectively entitled to cast Five (5) or more votes. The Chairperson asked the Scrutineer for her report. The Scrutineer Triona Cosgrave reported that there were 9,358 Voting Members represented by proxy. Specifically, there were 9,350 votes, in respect of lots registered in the name of Rosenthal Communities Inc., Lewis Estates Communities Inc. and Winterburn Developments Inc. and 8 represented by proxy.

9. The Chairperson declared the meeting to be duly called and properly constituted for business.

10. The Chairman asked for a motion to dispense with reading of the Presidents' Report for the period of January 1st to December 31.5t 2024, also appended to the Notice of Meeting and Information Circular.

11. Rehan Khan moved that the reading of the Director's Report be dispensed with. Ayodeji Awotunde seconded the motion. The Chairperson declared the motion carried.

12. Triona Cosgrave gave a high-level review of the 2024 Financial Statements and noted that the statements are reviewed consistently throughout the year and the Auditor provided the Association with a clean audit opinion.

13. The Chairperson indicated that the next item of business was the election of Directors. The Chairperson stated that seven (7) Directors be elected and serve until the next Annual General Meeting of the Association. The Chairperson asked for a motion to this effect. Rehan Khan moved that up to seven (7) Directors be elected to serve until the next Annual General Meeting of the Association. Ayodeji Awotunde seconded the motion. The Chairperson declared the motion carried.

14. The Chairperson stated that Rosenthal Communities Inc., Lewis Estates Communities Inc. and Winterburn Communities Inc. will be using their votes to nominate three (3) Directors and wish to appoint Pj Pescod as President, Triona Cosgrave as Vice-President and Tanya Eklund as Secretary/Treasurer to the Company's Board of Directors to serve until the next Annual General Meeting. The proxy has been cast in their favor.

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15. The Chairperson stated that Rosenthal Communities Inc., Lewis Estates Communities Inc. and Winterburn Developments Inc. do not use their votes in the election of Resident Directors and that the Following five (5) members put their names forward to be nominated to serve as Resident directors on the board of directors:

    Sam Cheng
    Ayodeji Awotunde
    Kayode Olalekan
    Rehan Khan
    Erin Duke

16. The Chairperson then declared that we have received sufficient proxies to individually elect the following nominees to serve on the Rosenthal Homeowners Association Board of Directors for a one-year term, or until their successors are elected or appointed are as follows:

    Sam Cheng
    Ayodeji Awotunde
    Rehan Khan
    Erin Duke

17. 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. Rehan Khan so moved. Ayodeji Awotunde seconded the motion. The Chairperson declared the motion carried.

18. 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 Crowe MacKay LLP as Auditor for the fiscal period ending December 31, 2025. Rehan Khan so moved. Ayodeji Awotunde seconded the motion. The Chairperson declared the motion carried.

19. The Chairperson then stated that there was no further business to transact at the Annual General Meeting of the Association and asked for a motion to terminate the meeting.

20. At 6:16 p.m., Rehan Khan moved that the meeting be terminated. Ayodeji Awotunde seconded the motion. The Chairperson declared the motion carried, and the meeting adjourned.

Tanya Eklund

Tanya Eklund Secretary