

**MINUTES OF THE ANNUAL GENERAL MEETING
THURSDAY, FEBRUARY 19, 2026**

ATTENDING

THIRTEEN people with THREE Property Managers REPRESENTING EIGHT Newton BIA properties (8 properties), SEVEN Newton BIA businesses (7 businesses), and guests.

WELCOME & INTRODUCTIONS

Newton BIA Executive Director, Philip Aguirre, called the 2026 Newton BIA AGM to order: 11:59am and a quorum was established.

MOTION: That the 2026 AGM be called to order at 11:59am.
MOVED/SECONDED: - - - - - Jay Blaschuk / Stephen Chodos **CARRIED**

AGENDA

MOTION: That the Agenda be adopted as circulated.
MOVED/SECONDED: - - - - - Chris Philipson / Harry Lamba **CARRIED**

MINUTES OF THE 2025 AGM February 20, 2025

MOTION: That the Minutes of the Annual General Meeting held on February 20, 2025 be adopted as circulated.
MOVED/SECONDED: - - - - Chris Philipson / Stephen Chodos **CARRIED**

ANNUAL REPORT

The Annual Report for 2025 was distributed. It summarizes the work and accomplishments for the year and included the budget put forward by the Board of Directors.

MOTION: That the Annual Report be accepted.
MOVED/SECONDED: - - - - - Jay Blaschuk / Chris Philipson **CARRIED**

FINANCIAL/AUDITOR’S REPORT

MOTION: That the Audited Financial Statements prepared by PSG Chartered Professional Accountant for the period January 1st to December 31st, 2025 be accepted as circulated.

MOVED/SECONDED: - - - - Chris Philipson / Jay Blaschuk **CARRIED**

MOTION: That the proposed budget for 2026 be accepted as circulated.

MOVED/SECONDED: - - - - Harry Lamba / Stephen Chodos **CARRIED**

NOMINATION COMMITTEE REPORT & ELECTION OF BOARD OF DIRECTORS

Up for Election

Rafiat Amico - Kings Cross

Up for Re-election

Jay Blaschuk - Sources BC	Jodi Leech - Studio 73
Chris Philipson - ChaloFreshco	

Directors with one year remaining in their term

Mohit Moudgil - Raymond Immigration	Stephen Chodos - Value Industries
Jaspal Brar - Group 7 Insurance	Harry Lamba - The UPS Store
Kamil Lotfali - Newton Crossing	Suman Basnyat - S Basnyat & Co.

MOTION: That the Nominating committee report be accepted as presented.

MOVED/SECONDED: - - - - Chris Philipson / Jay Blaschuk **CARRIED**

Election of Directors: By Acclimation

Members were asked if there were any additional items of business to address. None identified.

CONCLUDE THE BUSINESS OF THE AGM

MOTION: To conclude the AGM at 12:21pm.

MOVED/SECONDED: - - - - Stephen Chodos / Harry Lamba **CARRIED**

AGM ended at 12:21pm.