

MINUTES of the Turnover Meeting of the unit owners of **TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2265** (the "Corporation"), held at on the 3rd Floor, Mixer Lounge, located at 1 Cole Street, Toronto, Ontario, on the 11th day of December, 2012 at the hour of 7:00 p.m. (Toronto time).

PRESENT:

See Schedule "A" attached hereto

in person or represented by proxy. Also present was Daniel Botelho, solicitor, Andrew Chantiam, a representative of Daniels Home Management Corporation and Debbie LaFrance, a representative of the Declarant.

With the consent of the meeting, Daniel Botelho acted as Chairman of the meeting and Debbie LaFrance acted as Secretary of the meeting.

A quorum of unit owners of the Corporation being present in person and by proxy, the meeting was declared to be regularly called and properly constituted for the transaction of condominium business.

The Chairman advised the meeting that as the mortgagees had not given notice of their intention to exercise their rights to vote, as given in the first mortgages of the units, the unit owner (or properly appointed proxy) was entitled to vote in respect of his unit.

The Chairman advised the meeting that the main purpose of the meeting is to have the nominees of the Declarant resign in compliance with the Condominium Act and to nominate three (3) new directors.

WAIVING OF NOTICE

The Chairman requested a motion to waive the reading of the notice of the turnover meeting.

UPON MOTION duly made by Unit No. 1604, seconded by Unit No. 2104 and unanimously carried,

IT WAS RESOLVED that the reading of the notice of the turnover meeting be waived.

RESIGNATION OF DIRECTORS

The Chairman presented to the meeting the resignations of the Directors elected at the time the Declarant was the sole owner of all the units, and asked for a motion to accept same.

UPON MOTION DULY made by Unit No. 904 and seconded by Unit No. 1406 and unanimously carried,

IT WAS RESOLVED that the members accept the resignations of the Directors elected at the time the Declarant was the sole owner of all the units.

ELECTION OF DIRECTORS

The next item of business was the election of Directors for the ensuing year.

The Chairman then opened the meeting for nominations of Directors. The Chairman advised the meeting that one position on the board was reserved for election by owners of owner occupied units and that the Director of Owner Occupied Units would be elected for a three (3) year term and that a single vote for such position would be conducted first, and then another vote of the remaining nominees would be conducted for the two (2) remaining positions, and that the nominee with the highest number of votes would be elected as Director for a two (2) year term and the nominee with the second highest number of votes would be elected as Director for one (1) year. At each meeting thereafter, elections will be held to fill the position vacated by the retiring Directors. The following persons were nominated as Directors of the Corporation:

Name	Unit
John Ribson	2104
June Liu	1511
Roger Rafson	902
Anna Maria Waskiewicz	302
Carlene Siopis	701

The Chairman then called for further nominations. There being no further or other nominations, the Chairman asked for a motion to close the nominations.

UPON MOTION DULY made by Unit No. 904, and seconded by Unit No. 305 and unanimously carried,

IT WAS RESOLVED that the nominations for Directors be closed.

OWNER OCCUPIED VOTE

The Chairman advised the meeting that a vote was to be conducted to determine the Director of Owner Occupied Units and then a second vote would be conducted to determine the other two directors and to establish the term of each director.

The Chairman then asked all the nominees to come forward to speak to the unit owners.

The Chairman asked the unit owners to submit their ballots for the position of Director of Owner Occupied Units and asked the unit owners for volunteers from the audience to act as scrutineers and oversee the counting of the ballots. Unit No. 2609 and Unit No. 303 agreed to act as scrutineers. The Chairman and Scrutineers adjourned after the ballots were returned to tabulate the results.

There was a tie for Owner Occupied Units between John Ribson and Carlene Siopis. A run-off ballot between the two candidates was held, the Chairman and the Scrutineers adjourned to tabulate the results.

The Chairman then advised the meeting that the following person, having consented to act as a director, was elected for a three (3) year term as the Director of Owner Occupied Units:

Name	Unit
John Ribson	2104

The Chairman then asked the unit owners to submit the ballots for the two remaining positions on the board of the remaining nominees. The Chairman and Scrutineers adjourned after the ballots were returned to tabulate the results.

The Chairman then advised the meeting of the results. The following persons, having consented to act as Directors, were elected for the terms specified opposite their names:


Name	Unit	Term
June Liu	1511	2 years
Carlene Siopis	701	1 year

OTHER BUSINESS

The Chairman then asked the unit owners if there was any other business to discuss. The Chairman further advised the members to report any deficiencies in their units to the Declarant.

The Chairman then requested a motion to terminate the meeting if no other business was to be discussed.

UPON MOTION DULY made by Unit No. 807 and seconded by Unit No. 2104 and unanimously carried, IT WAS RESOLVED that the meeting be terminated.


Daniel Botelho – Chairman


Debbie LaFrance - Secretary