



## NOTICE

As a member of the Weston Village BIA, you are invited to attend the

### ANNUAL GENERAL MEETING

Date/Time: 6:30 pm Thursday November 3<sup>rd</sup>, 2022

Registration Link: [www.westonvillagebia.com/agm](http://www.westonvillagebia.com/agm)

#### Agenda

1. Call to Order, Introductions, Opening Remarks and Land Acknowledgement
2. Electronic meeting, recording of the meeting and voting protocols
3. Declaration of Conflict of Interest
4. Approval of 2021 Annual General Meeting Minutes
5. Auditor's 2021 Report
6. Appointment of Auditor for 2022
7. Sub-Committee Reports
8. Proposed Program and Budget for 2023 (see over)
9. Board Election (2023-2026 Term)
10. New Business
11. Adjournment

The purpose of this meeting is to approve the BIA's budget and proposed activities for 2023 (see over) and elect a Board of Management for the 2023-2026 term. This program is paid for by a special levy charged to you and other commercial and industrial property owners and non-residential tenants of such properties. As a BIA member, the best way to participate in your BIA's decisions on your behalf is to get involved. A copy of the complete proposed budget and audited financial statement will be available to you following pre-registration.

**Voting and Pre-Registration:** The BIA Annual General Meeting will be taking place virtually to ensure the safety of our BIA Members, Directors and Staff. Voting members must join the meeting through the desktop or mobile app to be able to vote. Voting is not available to attendees that call into the meeting. Pre-registration will be required. Pre-registration link: go to <https://www.westonvillagebia.com/agm> or email Audrey Swartz at [admin@westonvillagebia.com](mailto:admin@westonvillagebia.com).

**You are encouraged to register immediately.  
Deadline to Pre-register: October 27, 2022.**

**Annual General Meeting Procedures:** To attend, pre-registration is required. If you are a voting member, we will subsequently contact you for proof of BIA membership (photo ID and either a business card, utility bill with business name/tenant name and address, or City of Toronto property tax bill). Per The City of Toronto Municipal Code, Chapter 19, Business Improvement Area, only members of the BIA and their legal representatives (proof required) are eligible to vote at the AGM. A "person" is defined by Chapter 19 to include "a corporation and the heirs, executors, administrators or other legal representatives of a person to whom the context can apply according to the law." **No person in attendance shall have more than one vote.**

**Board of Management Nomination:** If you are interested in being part of the Board in the coming term, please complete and submit the attached nomination form by October 27, 2022. Nominations must be made on or before this date, **NOMINATIONS WILL NOT BE CONSIDERED AFTER THIS DATE INCLUDING AT THE AGM.** Forms must be submitted by email or in person. No mail accepted. The nomination form is also available through your BIA or email [admin@westonvillagebia.com](mailto:admin@westonvillagebia.com) to request a digital copy.

**Please forward a copy of this notice to your commercial/industrial tenants.**

For more information please contact Audrey Swartz, Coordinator at 416-249-0691

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Weston Village BIA  
2023 BIA Budget

Summary of Revenues and Expenditures	2022 Approved Budget	2022 Projected Actual	2023 Proposed Budget	
	Column A	Column B	Column C	
<b>Revenues</b>				
BIA Levy (includes 10% provision)	144,038	144,038	149,600	(A)
Grants	35,000	45,500	32,000	(B)
Signature Events Revenue (input details in event worksheets)	89,000	103,400	63,000	(C)
Other Festival Revenue		7,000		(D)
Other Revenue	2,000	2,440		(E)
<b>Total Revenue</b>	<b>270,038</b>	<b>302,378</b>	<b>244,600</b>	(F)
<b>Expenditures</b> (includes 1.76% HST)				
General and Administrative	98,523	118,020	107,827	(G)
Streetscape Improvements	37,000	31,250	44,500	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	55,000	53,405	55,000	(J)
Promotion and Communication	6,000	8,230	3,700	(K)
Festivals and Events	105,900	118,280	75,100	(L)
Provision for Tax Appeal Expenditures (10%)	13,094	8,547	13,600	(M)
<b>Total Expenditures</b>	<b>315,517</b>	<b>337,732</b>	<b>299,727</b>	(N)
<b>Net Revenue / (Deficit)</b> (O) = (F) - (N)	<b>(45,479)</b>	<b>(35,354)</b>	<b>(55,127)</b>	(O)

Summary of Accumulated Surplus	2022 Approved Budget	2022 Projected Actual	2023 Proposed Budget	
<b>Beginning Balance</b>	<b>218,355</b>	<b>218,355</b>	<b>183,001</b>	(P)
Change in Accumulated Surplus	(45,479)	(35,354)	(55,127)	(Q)
<b>Ending Balance</b>	<b>172,876</b>	<b>183,001</b>	<b>127,874</b>	(R)