



Weston Village BIA  
Phone: 416 249 0691 Email: [admin@westonvillagebia.com](mailto:admin@westonvillagebia.com)  
4 John St., Unit 3 Weston, ON M9N 1J3

## NOTICE

As a member of the Weston Village Business Improvement Area (BIA), you are invited to attend our

### ANNUAL GENERAL MEETING

**Date:** Wednesday November 15<sup>th</sup>, 2023 @ **6:30 pm**

**Location:** Weston Park Baptist Church Meeting Hall – 1871 Weston Rd (basement)

**Time:** 6:30 PM

Please register **no later** than **Wednesday November 8<sup>th</sup>** at [www.westonvillagebia.com/agm](http://www.westonvillagebia.com/agm)

### Agenda

1. Call to Order by **Masum Hossain, Chair**, Introductions and Opening Remarks
2. Recording of the meeting and voting protocols
3. Declaration of Conflict of Interest
4. Approval of 2022 Annual General Meeting Minutes
5. 2022 Report Audited Financial Statements
6. Appointment of Auditor (to prepare 2023 Audited Financial Statements)
7. A Year in Review
8. Proposed Program and Budget for 2024 (*see over*)
9. New Business
10. Adjournment

The purpose of this meeting is to decide on the BIA's program and budget for 2024 (*see over*). This program is paid for by a special levy charged to you as well as other commercial and industrial property owners and non-residential tenants of such properties.

As a member of the BIA, the best way to participate in the decisions your BIA is making on your behalf is to get involved. If you wish to obtain a copy of the complete proposed budget and audited financial statement, please contact us.

**You are encouraged to register immediately.**  
**Please RSVP no later than November 8<sup>th</sup>**

General Meeting Procedures:

To be eligible to vote, photo identification will be required and:

- For Business Operators: A business card, or other proof of tenancy.
- For Property Owners: A property tax bill or other proof of ownership.

In accordance with 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 General Meeting. No person in attendance shall have more than one vote.

For more information, please contact **Audrey Swartz, Coordinator** at [admin@westonvillagebia.com](mailto:admin@westonvillagebia.com)

Please forward a copy of this notice to your business tenant(s)



Weston Village BIA  
 Phone: 416 249 0691 Email: admin@westonvillagebia.com  
 4 John St., Unit 3 Weston, ON M9N 1J3

- 1 -

**Weston Village BIA  
 2024 BIA Budget**

Summary of Revenues and Expenditures	2023 Approved Budget	2023 Projected Actual	2024 Proposed Budget
	Column A	Column B	Column C
<b>Revenues</b>			
BIA Levy (includes 10% provision)	149,600	149,600	148,363
Grants	32,000	31,250	38,750
Signature Events Revenue (input details in event worksheets)	63,000	51,151	53,000
Other Festival Revenue		1,270	2,000
Other Revenue		1,500	3,000
<b>Total Revenue</b>	<b>244,600</b>	<b>234,771</b>	<b>245,113</b>
<b>Expenditures</b> (includes 1.76% HST)			
General and Administrative	107,827	108,012	82,728
Streetscape Improvements	44,500	12,059	16,500
Streetscape Improvements - City Loan Payment			
Amenity and Maintenance	55,000	40,412	45,000
Promotion and Communication	3,700	1,364	42,100
Festivals and Events	75,100	77,872	73,050
Provision for Tax Appeal Expenditures (10%)	13,600	(5,080)	13,488
<b>Total Expenditures</b>	<b>299,727</b>	<b>234,639</b>	<b>272,866</b>
<b>Net Revenue / (Deficit)</b> (O) = (F) - (N)	<b>(55,127)</b>	<b>132</b>	<b>(27,753)</b>

Summary of Accumulated Surplus	2023 Approved Budget	2023 Projected Actual	2024 Proposed Budget
<b>Beginning Balance</b>	<b>212,568</b>	<b>212,568</b>	<b>212,700</b>
Change in Accumulated Surplus	(55,127)	132	(27,753)
<b>Ending Balance</b>	<b>157,441</b>	<b>212,700</b>	<b>184,947</b>