

March 11, 2011

ANNUAL GENERAL MEETING & ELECTION OF DIRECTORS

Dear Owner:

We are pleased to advise all owners that the Annual General Meeting for Metro Toronto Condominium Corporation No. 989 has been scheduled for Thursday April 14, 2011. The formal Notice of Meeting which will confirm the date, time, and location of the meeting, along with all accompanying documentation will be forwarded to each owner in accordance with section 43 of the Condominium Act.

There are two positions on the Board of Directors that will be available due to expiring terms. Accordingly, at the Annual General Meeting an election will be held to elect two members to the Board.

The positions are as follows:

- One position is reserved for election by the owners of owner-occupied units so that they may have representation on the Board of Directors. This position is for a term of three years. An owner-occupied unit is defined by the Condominium Act as a dwelling unit that has not been leased within the 60 days before notice is given for the meeting. **Candidates for the position reserved for the election by the owners of owner-occupied units must advise the Condominium Corporation of their intention to run for the Board, in writing, by 12 Noon March 24, 2011**
- The second position is to elect a Director for a term of two years. **Candidates for the position must advise the Condominium Corporation of their intention to run for the Board, in writing, by 12 Noon March 24, 2011**

Please note that Section 29 (1) *The Condominium Act, 1998* states that to be nominated and elected to the Board, an individual must meet the following requirements:

Qualifications

29. (1) No person shall be a director if,

- (a) the person is under eighteen years of age;
- (b) the person is an undischarged bankrupt; or
- (c) the person is incapable of managing property within the meaning of the *Substitute Decisions Act, 1992*. 1998, c. 19, s. 29 (1); 2009, c. 33, Sched. 2, s. 17 (1).

Any individuals who wish to have their candidacy expressed in the Annual General Meeting package must notify the Corporation in writing no later than **12:00 Noon on March 24, 2011**. In addition, candidates are encouraged, but not required, to submit a brief description about themselves, and state why they seek a position on the Board. Please ensure that this written notification and description is forwarded directly to the ***Property Management Office***. These names and descriptions will then be distributed with the Notice of Meeting. This will allow owners who are appointing others to vote via their proxy to designate the candidates that best represent their interests. Nominations will also be taken from the floor at the Annual General Meeting, but please note that these additional nominations cannot be added to ballots represented by proxy.

The Board of Directors oversees the operation of the building with recommendations from Property Management. Anybody interested in participating on the Board is encouraged to forward their name.

Should you have any questions you are welcome to contact our office at your convenience.

Yours very truly,

Brookfield Residential Services Limited

Agents for and on Behalf of MTCC 989

John Hickey

Senior Property Manager