



PARK PLACE
RESIDENCES™

Board Meeting Minutes

Halifax County Condominium Corporation No. 144

Date and time: September 24, 2026, at 10:00 p.m. JST (Japan) / 7:00 a.m. MDT (Alberta).

Method and location: Virtual meeting, with participants in Japan and Alberta.

1 Attendance

Present: Raymond Spencer, President; Henri Tomo Spencer, Vice-President and Secretary-Treasurer; Robby Stephen Spencer, Director.

2 Declarations of interest

Raymond's previously disclosed direct financial interest as the proposed paid service provider was recorded. He abstained from the decision. Henri is Raymond's brother and Robby is his son; they were the two voting directors for this item.

3 Business and decisions

Property management and landscaping

Discussion: Henri and Robby discussed the need for continuing management following Podium's departure, the revised scope and fees, and alignment with the Corporation's fiscal year. They recommended commencing the arrangement on September 1, 2026 rather than January 1, 2027, recognizing that Raymond was already providing the services. His management work from April 1 through August 31, 2026 remains unpaid.

Resolution: Henri and Robby approved the revised arrangement for property management and landscaping services provided by Raymond for September 1, 2026 through August 31, 2027, on the following terms:

- **Property management:** \$14,000 annually, including project management without a separate percentage surcharge.
- **Landscaping:** \$3,207.96 annually; combined management and landscaping fees of \$17,207.96.
- **Scope:** budgeting, AGMs, vendor coordination, records, owner communications and project management, plus use and routine updates of the Park Place Residences website.
- **Bookkeeping:** excluded from Raymond's agreement and separately budgeted at \$3,600 annually.
- **Director compensation:** Raymond will not claim the \$6,000 compensation for the year ended August 31, 2026 or receive separate director compensation under this arrangement.

Vote and result: In favour: Henri Spencer and Robby Spencer. Against: none. Abstained: Raymond Spencer, because of his financial interest. The resolution was carried by both voting directors.

Follow-up: The prior proposal's commitments concerning final identification of the contracting party, applicable HST and controls preventing Raymond from approving his own invoices or exercising sole signing or banking authority are to be addressed in the written agreement.