

PAL STRATFORD

ANNUAL MEETING 2026

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Agenda

Greeting from Chair, Ian Deakin

Land Acknowledgement and 'action of reciprocity'

Call to order and summary of voting members and proxies present

1. Adoption of agenda for June 14th, 2026, as circulated or amended
2. Approval of minutes of the Annual Meeting of June 8th, 2025
3. Ratification of all motions from 2025 (see *2025 Summary of Motions*)
3. Consideration of the financial statements
4. Report of the auditor or person who has been appointed to conduct a compilation engagement
5. Special Business:
 - a. Committee Reports:
 - Treasurer's Report
 - Board Chair Report
 - PAL Canada Update
 - Equity, Diversity, and Inclusion Report
 - Community Outreach Report
 - Development and Membership Report
 - Fundraising Report
 - Building and Maintenance Report
 - Tenant Selection Report
 - Administrative Report
6. Nomination of new and returning Board of Directors

Closing remarks.

Adjournment.

Minutes from PAL Stratford 2025 Annual Meeting

The 2025 Annual Meeting was held at 101 Brunswick Street on Sunday June 8th at 2pm, with 11 individuals in attendance.

Board Vice-Chair, Alyson Kent, greeted the membership and introduced herself. Alyson then offered the Land Acknowledgement.

As part of the Land Acknowledgement and as an "action of reciprocity", Alyson informed the membership that PAL Stratford had donated \$500 to Atlohssa Family Health Services in London, Ontario to help them in their mission which is dedicated to strengthening community through Indigenous-led programs and services that offer holistic healing and wellness.

AM 2025-1: Motion to adopt the Agenda as circulated for June 8th, 2025:

Moved by Caro Coltman
Seconded by Nancy Benjamin
Carried.

AM 2025-2: Motion to approve the Minutes from June 27th, 2024:

Moved by Linda McKay
Seconded by Caro Coltman
Carried.

Consideration of Financial Statements:

1. Treasurer Leslie Jost noted that PAL Stratford is financially healthy, and that activities at the house are starting up again. The budget has room for all necessary repairs and maintenance.

AM 2025-3: Treasurer Leslie Jost moved that the financial report be accepted:

Seconded by Denise Ferguson
Carried.

AM 2025-4: Treasurer Leslie Jost moved that Atlin and Associates be engaged to compile our financial statements for the coming year:

Seconded by Caro Coltman,
Carried.

SPECIAL BUSINESS:

COMMITTEE REPORTS:

AM2025-5: Motion to accept the consent agenda

Moved by Nancy Benjamin
Seconded by Sylvia Remkins
Carried.

AM 2025-5B: Motion to ratify all motions made by the Board in 2024:

Moved by Leslie Jost,
Seconded by Nancy Benjamin,
Carried.

NOMINATION OF NEW AND RETURNING BOARD of DIRECTORS: The list of new and returning Board members was read by Vice-Chair, Alyson Kent.

AM 2025-6: Motion to accept the nominations:

Moved by Caro Coltman,
Seconded by Denise Fergusson,
Carried.

CLOSING REMARKS: Following a question from Linda Mackay regarding fundraising activities going forwards, Vice-Chair Alyson Kent spoke about new volunteer fundraisers Andrea Demers and Heather McGuigan who are keen to work together. Andrea's presentation to the Board included a number of exciting smaller events that could take place throughout the year, instead of a single large event such as EtE. The Board will be following up with the fundraising team.

AM 2025-8: Motion to adjourn:

Moved by Linda Mackay,
Seconded by Sylvia Remkins,
Carried.

The membership was then invited to stay for nibbles and socializing.

2025 Summary of Motions

22 January, 2025

1. Motion 2025-01 to Accept Agenda
Moved By: Guy; Seconded By: Carmen; Carried
2. Motion 2025-02 to Adopt the Minutes of December Board Meeting
Moved By: Caro; Seconded By: Leslie; Carried
3. Motion 2025-03 to Purchase an Online Quickbooks Plus Subscription
Moved By: Leslie; Seconded By: Guy; Carried
4. Motion 2025-04 to Approve Draft Budget
Moved By: Leslie; Seconded By: Ian; Carried
5. Motion 2025-05 to accept the Financial Reports
Moved By: Caro; Seconded By: Carmen; Carried
6. Motion 2025-06 to Adjourn
Moved By: Guy; Seconded By: Ian; Carried

14 February, 2025

7. Motion 2025-07 to Accept Agenda
Moved By: Alyson; Seconded By: Guy; Carried
8. Motion 2025-08 to Adopt the Minutes of January Board Meeting
Moved By: Guy; Seconded By: Ian; Carried
9. Motion 2025-09 to Accept the Financial Reports
Moved By: Leslie; Seconded By: Caro; Carried
10. Motion 2025-10 to Adjourn
Moved By: Carmen; Seconded By: Guy; Carried

14 March, 2025

11. Motion 2025-11 to Accept the Agenda for March 14, 2025
Moved By: Alyson; Seconded By: Guy; Carried
12. Motion 2025-12 to Adopt the Minutes of the February Board Meeting
Moved By: Leslie; Seconded By: Carmen; Carried
13. Motion 2025-13 to Accept the Financial Reports
Moved By: Leslie; Seconded By: Guy; Carried
14. Motion 2025-14 to Adjourn at 9:38 a.m.
Moved By: Guy; Seconded By: Ian; Carried

15 April 2025

15. Motion 2025-15 to Accept Agenda
Moved By: Ian; Seconded By: Caro; Carried
16. Motion 2025-16 to Adopt the Minutes of March Board Meeting
Moved By: Alyson; Seconded By: Leslie; Carried
17. Motion 2025-17 to Accept the Treasurer's report

- Moved By: Leslie; Seconded By: Guy; Carried
18. Motion 2025-18 to Adjourn
Moved By: Ian; Seconded By: Leslie; Carried

21 May 2025

19. Motion 2025-19 to Accept Agenda
Moved By: Alyson; Seconded By: Carmen; Carried
20. Motion 2025-20 to Adopt the Minutes of April Board Meeting
Moved By: Guy; Seconded By: Leslie; Carried
21. Motion 2025-21 Approve Carmen as Secretary
Moved By: Alyson; Seconded By: Leslie; Carried
22. Motion 2025-22 to Accept the Treasurer's report
Moved By: Leslie; Seconded By: Guy; Carried
23. Motion 2025-23 to Make a \$500 donation to Atlohsa Family Healing Services
Moved By: Leslie; Seconded By: Caro; Carried
24. Motion 2025-24 to Adopt the Mission and Vision Statements
Moved By: Ian; Seconded By: Alyson; Carried
25. Motion 2025-25 to Create a Footer including the Mission and Vision Statements
that will be used in all PAL Stratford email correspondence
Moved By: Caro; Seconded By: Alyson; Carried
26. Motion 2025-26 to Adjourn
Moved By: Ian; Seconded By: Guy; Carried

9 July 2025

27. Motion 2025 - 27 to Amend agenda to not accept minutes of AGM
Moved by: Ian; Seconded By: Leslie; Carried
28. Motion 2025-28 to Accept Amended Agenda of July 9th, 2025
Moved By: Ian; Seconded By: Leslie; Carried
29. Motion 2025-29 to Accept the minutes of the May 21st Board Meeting
Moved By: Ian; Seconded By: Leslie; Carried
30. Motion 2025-30: Motion to approve executive roles as assigned
Moved by: Alyson; Seconded By: Ian; Carried
31. Motion 2025-31 to Remove Caro Coltman as authorized signatory and add
Carmen Grant
Moved by: Leslie; Seconded By: Alyson; Carried
32. Motion 2025-32 to Approve Financial statements as submitted
Moved by: Leslie; Seconded By: Ian; Carried
33. Motion 2025-33 to Offer New administrator contract at a rate of \$35/hour = \$700
plus Overtime fee now at \$35/hour
Moved by: Carmen; Seconded By: Alyson; Carried
34. Motion 2025-34 that all board members complete workplace harassment training
program via online link
Moved by: Leslie; Seconded By: Ian; Carried
35. Motion to 2025-35 to Adjourn

Moved By: Leslie; Seconded By: Carmen; Carried

13 August 2025

- 36. Motion 2025-36 to Accept amended Agenda (bylaws/treasury)
Moved By: Alyson; Seconded By: Ian; Carried
- 37. Motion 2025-37 to Approve Financial statements as submitted
Moved By: Leslie; Seconded By: Alyson; Carried
- 38. Motion 2025-38 to Approve the renewal of the annual GIC coming due (rate 3.6%)
Moved By: Leslie; Seconded By: Ian; Carried
- 39. Motion 2025-39 to Proceed with Uber Design preparing a new logo for PAL at cost of \$1000 + HST
Moved by: Alyson K ; Seconded By: Ian; Carried
- 40. Motion 2025-40 to amend bylaw 10.04 wording to be “a quorum shall consist of 20% of current PAL Stratford voting members, either physically present or represented by proxy”
Moved by Alyson; Seconded By: Ian; Carried
- 41. Motion 2025-41 to Adjourn
Moved By: Alyson; Seconded By: Ian; Carried

24 September 2025

- 42. Motion 2025-42 to Accept Agenda
Moved By: Leslie; Seconded By: Ian; Carried
- 43. Motion 2025-43 to Adopt the minutes of the August 13th Board Meeting
Moved By: Alyson; Seconded By: Ian; Carried
- 44. Motion 2025-44 to Accept the Financial reports as submitted
Moved by Leslie; Seconded by: Alyson; Carried

- 45. Motion 2025-45 to Adjourn
Moved By: Alyson; Seconded By: Ian; Carried

29 October 2025

- 46. Motion 2025-46 to Accept Agenda
Moved By: Alyson; Seconded By: Ian; Carried
- 47. Motion 2025-47 to Accept minutes of the September 24th Board Meeting
Moved By: Leslie; Seconded By: Ian; Carried
- 48. Motion 2025-48 To Accept the Financial reports as submitted
Moved By: Leslie; Seconded By: Alyson; Carried
- 49. Motion 2025-49 to Adjourn
Moved By: Carmen; Seconded By: Alyson; Carried

21 November 2025

- 50. Motion 2025-50 to Accept Agenda

- Moved By: Alyson; Seconded By: Leslie; Carried
51. Motion 2025-51 to Accept minutes of the October 29th Board Meeting
Moved By: Carmen; Seconded By: Ian; Carried
52. Motion 2025-52 to Accept Peggy Coffey as new Board Member
Moved By: Leslie; Seconded By: Ian; Carried
53. Motion 2025-53 to Accept the Financial reports as distributed
Moved By: Leslie; Seconded By: Peggy; Carried
54. Motion 2025-54 to Approve the new PAL logo
Moved By: Ian; Seconded By: Peggy; Carried
55. Motion 2025-55 to Accept Jane Johanson a new Board Member
Moved By: Leslie; Seconded By: Alyson; Carried
56. Motion 2025-56 to Adjourn
Moved By: Ian; Seconded By: Carmen; Carried

Treasurer's Report

Respectfully submitted by Leslie Jost, Treasurer

2025 Financial Statements

For the year ended December 31, 2025, the firm of Atlin & Associates Chartered Professional Accountants compiled our financial statements. They did not review, audit, or express any assurance about the statements.

For 2026, for Ontario Not-for-Profit Corporations Act (ONCA), we will need a Special Resolution (motion) to approve a compilation engagement. This resolution needs a 2/3 approval by the members at the Annual Meeting. The default for ONCA is a full audit. An audit gives the highest assurance on the accuracy of our financial statements, a review conclusion gives some assurance, and a compilation provides no assurance. Atlin & Associates has advised us that a compilation engagement is sufficient for PAL Stratford Inc.

PAL Stratford provides two essential services: (1) Housing and (2) Support for seniors, and we continue to offer these services.

A modest rent increase of 2.5% for all tenants, as allowed by the province, was implemented in 2025.

A donation in memory of Gordon Sherwin – one of the founding board members of PAL, was received.

Statement of Financial Position Page 3

Total cash in the bank available at the end of 2025 for operations is \$127,214 and we have renewed a short-term investment of \$230,100 with accrued interest looking towards a future housing project. Per CRA we are required to spend at least 3.5% of the value of our investment assets, or \$12,506 minimum in 2026 on our charitable activities.

Statement of Operations Page 4

The Capital fund was created for grants and specified large donations intended to be used to acquire a building. It is drawn down annually as the building systematically depreciates for accounting purposes. Its value mainly reflects the value of 101 Brunswick.

The General fund captures all the normal activity of the organization. More details for these line items may be found in the attached schedules. PAL's excess of income over expenses was \$4,376 before depreciation.

Notes to Financial Statements page 7

Donation revenue of \$4,450 was received. It is lower than 2024 due to a large bequest received in 2024. More fundraising is required.

Schedule 1 Lodge operations

Without considering amortization, the building carries itself at essentially break-even and is in keeping with the original business plan for our project. In 2025, income over expenditures was \$8,104.

There were no significant maintenance and capital upgrade expenses in 2025. Funds are available and have been set aside for building upgrades in the 2026 budget.

At each year end, we submit a report to the City of Stratford showing the “Depth of Affordability” ratio for our residence. At the end of 2025, our reported ratio was 50.77% of market level - far below the 80% definition for affordable housing.

We comply with the Residential Tenancies Act (RTA), which limits our annual rental increases to a rate similar to the rate of inflation for the whole time each individual resides with us. The City of Stratford compiles extensive data on the amounts new tenants pay when they begin new leases in this district, and this data is feeding their calculation of the much higher market-value rent benchmark.

Schedule 2 Community Outreach

Several small events were held throughout the year as well as a large Christmas lunch at the Stratford Country Club in December.

Schedule 3 General administration

In 2025 we received good support from donors, investment interest, and memberships to offset the costs of carrying on business but had an excess of expenditures over income for administration of \$1,816.

Donations vary from year to year, whereas many of our other expenses are fixed – for example: liability insurance, website maintenance, post office box rental, outside accounting fees, etc.

Professional fee expenses were slightly higher in 2025.

In 2025 we were able to have a new logo created for PAL Stratford by local graphic artist, Sharon Morrice, of über design.

PAL donated to AtloHSA Family Healing Services. Support plays a crucial role in helping AtlohSA strengthen community through Indigenous-led programs and services that offer wholistic healing and wellness. AtlohSA has a vision of a community where all people have access to the resources they need to have a balanced life.

35 members paid dues in 2025, compared to 37 in 2024. One business took advantage of our non-voting, Business Membership category. We also have 5 lifetime memberships for a total of 41 members.

Looking ahead

1. Lodge Operations

a) Repairs and upgrades to the building will continue in 2026. We continue to work through the list of items identified in the early 2022 inspection report. Funds are available and have been set aside for this in the 2026 budget.

b) The next rent increase for existing tenants will comply with the RTA guidelines.

2. Other

a) Voting Member dues are \$25. Business Membership dues are \$40

3. Other discretionary programming - Initiatives proposed by Community Outreach and others

- Some activities are designed to earn enough income to offset costs

- Some activities may be designed to generate a profit

- Other activities such as monthly lunches and workshops may generate no revenue but function as community outreach

Treasurer's motions

MOTION: To accept the financial statements for the year ended December 31, 2025 as presented.

MOTION: To accept the report of the Treasurer as presented

SPECIAL MOTION (to comply with ONCA this requires 2/3 acceptance by the members): To appoint Atlin & Associates Chartered Professional Accountants to compile the financial statements for the year ended December 31, 2026.

Board Chair Report

This year continued to be one of promise, and all of us at PAL, both tenants and the Board, were eager to see what new challenges were awaiting us in our calendar year. Keeping our tenants happy and well taken care of was, as always, our prime focus.

Community outreach and a continuing quest for more housing took centre stage. Several workshops were provided for the tenants and the community, including a continuing writing workshop, art, and stained glass workshops and all were well attended.

A Monthly 'Coffee and Donuts event, while slow to start, no doubt due to the bitterly harsh winter, continues to gain traction.

'Fundraising is a linchpin of PAL's Board, and we presented a wonderful concert on the front porch at our house at 101 Brunswick Street in the fall, with several Stratford Festival musical performers. This spring a fundraiser at the new Leonor venue on George Street saw a play reading with two of our new Board members.

We strived this year to push towards acquiring more affordable housing for professional arts workers. This has become a serious community problem in general, with all levels of government pouring money, and new builds into our community. No matter where you look, a new subdivision is popping up.

Our PAL members though, and those on our waiting list have very specific needs and requirements.

Last summer members of the PAL Ottawa committee paid us a visit at 101 Brunswick street, and we discussed PAL Stratford's history, its daily function, and our plans for the future. We began local discussions with United Housing , an independent adjunct of the United Way, and a newly formed group of like PAL Boards across the country. PAL Toronto has some innovative plans which could, along with PAL Ottawa, prove most beneficial in the future.

PAL Canada, our parent charitable organization also recently reconstituted their operations to better represent all PALS in Canada.

We continue to fight for more units to house those workers in all fields of the professional arts.

We cannot do this alone, and so we welcomed two new members to our Board in early spring.

We continue to look for Board Members, volunteers, and welcome new members, as running the house on Brunswick Street takes a lot of funding, not only to maintain the

building itself, but to organize and run the types of events which will encourage the community at large to participate.

New initiatives require energy and spirit, and to that end the Board took the decision to rebrand PAL's visual focus with a new LOGO we launched in late spring, and implemented all our digital and print material with this fresh look.



We hope it represents all our aspirations for the future of PAL Stratford for generations to come

With respect
Ian Deakin
Chair
PAL Stratford

PAL Canada Update

This year PAL Canada decided to restructure its organization completely.

Now known as Supporting Cast Canada, it continues to be the umbrella organization of all PALs across the country. PAL Stratford has been a member of this supporting organization for many years.

Recently, however, PAL Toronto has become a very strong membership within the organization of PAL Canada.

As a result, tensions between PAL Canada (now known as Supporting Cast Canada) and PAL Toronto have brought about a change in the way our Communities are organized nationally.

The strength of PAL Toronto, PAL, Ottawa, and PAL Stratford, is now formulated in a new PAL Ontario initiative, and PAL Stratford is in the process of signing a new MOU (memorandum of understanding) to strengthen the collective opportunities provided by the three existing Ontario PAL communities.

Strengthening our collective like mindedness may result in obtaining more rental units for the long waiting list of applicants that all professionals in the arts community deserve and need, in these difficult times. We continue at PAL Stratford to look to as many avenues of revenue to support and house the tenants we have, as well as provide new and acceptable units in our own community. Strength in numbers is often an innovative and result oriented goal.

Respectfully submitted
Ian Deakin
Chair PAL Stratford

Equity, Diversity, and Inclusion Report

The work and presence of an E.D.I. Committee for PAL Stratford has increased our awareness of our responsibility to nurture equity and diversity and to be inclusive of all in our committee work, outreach work, and activities.

As a result, PAL Stratford has sought to nurture relationships with diverse artists, and to ensure that there are no financial barriers to participation in Community Outreach events.

In 2025 we supported the Atlohsa Family Healing Services. Support plays a crucial role in helping Atlohsa strengthen community through Indigenous-led programs and services that offer wholistic healing and wellness. Atlohsa has a vision of a community where all people have access to resources they need to have a balanced life.

In the past we have supported the following organizations.

We are very proud that The Quilt Circle formed by Community Outreach's Amanda Ryan, created a quilt in 2021 that was donated to 'Quilts for Survivors', an Indigenous led group that accepts and donates quilts for the survivors of the residential schools. Also in 2021, PAL supported Naheyawin for a presentation – Staying Warm – A Guide to Allyship in Action and Rania Consulting for a 2 hr training session. The Debajehmujig Creation Centre also received a donation from PAL Stratford.

The E.D.I. Committee was closely involved in initiating and facilitating the opening ceremony for Expect the Extraordinary in September 2022 and 2023, with Indigenous actor and dancer, Chris Mejaki, and Lucy Peacock. Also, the E.D.I. Committee wrote the Land Acknowledgement used for this event. Donations were sent to Na-Me-Res in honour of Chris Majaki.

In 2024 the E.D.I. Committee sent a donation to RAVEN in support for the Grassy Narrows Reservation legal fight for clean water.

Our 'land acknowledgement', which begins the annual meeting, is a time for reflections on what we have read, learned, or observed as we commit to creating a more equitable, diverse, and inclusive community. We believe that this informs our working process and actions in all aspects of PAL's work as a Board.

We look forward to continuing to grow in awareness and meaningful actions with Equity, Diversity, and Inclusion.

Respectfully submitted, Leslie Jost

Community Outreach Report

The board re-introduced the practice of hosting a regular Coffee and Donuts gathering at 101 Brunswick Street on the 2nd Thursday of each month. Attendance at these events has been varied, from a single tenant to approximately a dozen guests. It was considered that perhaps we would postpone these regular gatherings for the summer, but decided that keeping the event a regular feature of the organization was in our best interest.

In December, PAL hosted a holiday supper at the Stratford Golf and Country Club, with approximately 25 in attendance. It was reason to celebrate! Alyson Kent shared some words about our accomplishments as a group over the past year, and everyone seemed to enjoy the meal and the feeling of connection.

For several months, the Fierce Draft writer's group was meeting in the front room of 101 Brunswick Street, and Sylvia (tenant) was available to host and let the group into the house. It was put on hold in the early fall when the initiator took a contract in another city. I have asked the group if/when they might intend on returning to their practice.

A stained glass-making class (4 hours?) brought several members and a tenant into community for an afternoon; we are considering reviving this at some point.

A textured art workshop (in April), led by Jannette Gerber, brought a full group (8 in attendance) thanks to Jane Johanson's outreach!

During late October of 2025, Ian Deakin and Carmen Grant attended a meeting with Margaret Smart, the director of Stratford's Local Community Food Co-op. The intention was to build a connection with this group as a benefit to our tenants and the greater PAL membership. A discussion was had about the use of the CFC space for fundraising events, and the understanding is that if we were to supply some entertainment as a draw, our guests would be very welcome to attend the free meal provided (twice-weekly) to Stratford at large. Pre-selling tickets to an event with both music (entertainment) and food provided could be an ongoing fundraising event for PAL. The benefit to the CFC is the larger Stratford community learning about what they do, and the entertainment for everyone in attendance of the free meal.

Carmen reached out again to the new director (John Brightwell) to ask for a follow-up meeting about this possibility for 2026. Mr Brightwell has suggested the meeting include Julie Docker (community planner), and offered the suggestion of Tuesday May 19th or Monday May 25th as dates.

Kelly Vanderburg and her husband, Christo, have been contacted about the possibility of being our entertainment for the event.

The committee continues its endeavour to source interesting points of contact for our membership and tenants to be part of.

Development and Membership Report

The goal of the Membership committee is to increase awareness of PAL's work throughout the year and to attract new members. Each membership represents one more person who is supporting the day-to-day work of PAL as well as our vision of a future expansion.

In 2025 we had forty-one members including 5 lifetime members and one business member. Several new members came to us through the writer's group that meets at PAL from time to time. We would like to increase these numbers in 2026 through outreach and presence at PAL events. Our motto continues to be "What good can you do for \$25?". Thank you to our members who continue to support us in many important ways.

Respectfully submitted,
Leslie Jost

Fundraising Report

2025 saw PAL's first small fundraising efforts since the ETE event of 2023. We were thrilled to host A Garden Party with Heather McGuigan & Friends - A Concert Fundraiser for PAL Stratford in September. Heather organized a fun fall concert with a group of talented performers. The net revenue from this Pay What You Can event was nearly \$400.

Upcoming in 2026

We have now established a fundraising committee and are looking for more members. Planning for several small events is in progress, including CD & Book Sale to be held June 2026 and some events with the Leonor (new venue in Stratford).

Respectfully submitted,
Alyson Kent

Building and Maintenance Report

In 2025 we had only minor building and maintenance issues.

During the winter months we had some issues with the ice build-up due to heating issues on the east side of the house. These will be addressed in mid-2026.

Building and maintenance updates completed in 2025:

Stump removal completed at North-east corner of property by Tim's Tree Care

Continued contract with Elite Snowblowing for clearing of both driveways and 5 egresses

Hired new landscaping contractor (B&C Landscaping) to manage spring and fall cleanup, as well as lawn maintenance.

Upcoming in 2026:

Need to review clearing of steps contractor/basement egress with Elite.

Masonry needs to be addressed in a number of places

Air conditioning unit likely needs replacing

Radiator problems identified in a second floor unit need to be addressed when heat is off for summer.

Respectfully submitted,
Leslie Jost and Alyson Kent, Building Committee

Tenant Selection Committee Report

Guy Chadsey stepped down from this committee in late 2025, opening the seat to Carmen Grant.

It was agreed that a "preliminary housing waitlist" be offered as a way to invite more interest in the PAL house. Should our efforts on a housing project under the umbrella of the United Way move forward, it may benefit us to have at least a half-dozen names on a waitlist.

Currently, there are three tenants on the waiting list (dated May 15th, 2026).

The committee continues to accept applications for residence at PAL, and completed its annual review of continuing eligibility for those applicants on the waiting list.

There are no vacancies as of the submission of this report.

Carmen Grant, Chair of Tenant Selection Committee

Administrative Report

The Administrator role continues to be a vital part of PAL Stratford's ongoing growth, stability, and ability to fulfill its mission. Through day-to-day operations, program coordination, communications, and organizational support, the Administrator helps ensure that PAL Stratford continues to serve our community effectively and work toward its long-term goals.

What follows is an overview of some of the key activities, initiatives, and accomplishments undertaken by our Administrator since the last Annual Meeting.

Technology

- Updated the php version of the website and carried out monthly website plugin and theme updates
- Updated Google Drive and backed up to external hard drive monthly
- Created and maintained a local copy of the PAL Stratford website as an additional layer of security
- Carried out onboarding for new Board Members

Communications

- Requested and compiled quotes for a logo redesign and integrated the new logo
- Moved our contacts from Mailchimp to Zeffy for communications with members, donors, and subscribers after Mailchimp introduced fees for its services
- Troubleshooted and resolved an issue affecting email delivery due to an SPF issue and stricter enforcement of sender requirements by Google
- Maintained contact with our community via social media, newsletters, and regular posts on our website

Community Outreach

- Booked, advertised, and managed the Stained Glass Workshop, Holiday Lunch, and Textured Art Workshop
- Created and distributed materials for other PAL Stratford events, including Coffee and Donuts, the Taxi Program, the Garden Party Concert with Heather and Friends, the Logo Launch Party, and the upcoming CD and Book Sale

Fundraising, Grants, and Long Term Planning

- Attended the Stratford Perth Community Foundation Fall Grant Cycle meeting and reported grant opportunities to the Board

- Research and reported on opportunities from the Ontario Trillium Foundation Seed Grant and the Libro Credit Union Community Grants & Impact Partnerships

Governance Update

- Ensured that the Board met its commitment to review its policies annually, completing its 2026 review in May
- Researched and shared workplace harassment training options with the Board, and ensured that the Board met its commitment to take part in this training
- Updated internal documents, including by-laws and the Director's Manual as required

Tenant Selection

- Liaised with Jeff Wilson and Matthew Lindsay at the City of Stratford to update our Rental Application with the new Household Income Limits for 2026
- In collaboration with the Tenant Selection Committee, completed the annual review of tenant applications. The purpose of this process is to confirm the intentions and continuing eligibility of those applicants on file so that PAL can respond quickly if a unit should become available
- Worked through the creation of a Preliminary Housing Waitlist

Building and Maintenance

- Ensured the continuation of lawn care services with B&C Landscaping, which includes spring clean up (leaf and debris removal, garden bed edging, weeding, light trimming and pruning, fertilizing for perennials and shrubs) and weekly lawn maintenance

Membership

- Continued membership spreadsheet and Mailchimp/Zeffy record maintenance
- Advised the Board of new memberships, renewals, and non-renewals monthly

In memoriam

PAL remembers artists, community members,
friends, donors and volunteers, with gratitude

June 2025-June 2026

[Michael Blake](#) (December 26, 1971 - July 17, 2025)

[Enid Larson](#) (October 16, 1940 - July 26, 2025)

[Joe Ziegler](#) (November 7, 1953 - July 28, 2025)

Polly Bohdanetzky

[Matt Mackey](#) (May 24, 1948 - October 18, 2025)

[Kelly Walker](#) (August 11, 1941 - November 29, 2025)

[Stephen Russell](#) (September 5, 1946 - March 27, 2026)



Directors Standing for Nomination and Continuing Terms

As per the By-Laws, Directors serve a three year term and may serve two terms in a row for a total of six years. Following the sixth year a hiatus year must be taken and Directors may be re-elected to the Board following their hiatus year.

New Directors beginning first year of first term; to be affirmed:

	Term 1 began
Peggy Coffey	November 21st, 2025
Jane Johanson	November 21st, 2025

Will serve until June 2028

Directors beginning second year of first term; to be affirmed:

	Term 1 began
Carmen Grant	June 2025

Will serve until June 2028

Directors beginning third year of first term; to be affirmed:

	Term 1 began
Ian Deakin	June 2024
Alyson Kent	June 2024

Will serve until June 2027

Directors beginning third year of second term; to be affirmed:

	Term 1 began	Term 2 began
Leslie Jost	June 2021	June 2024

Will serve until June 2027

Current and Returning Board of Directors:

Leslie Jost

Ian Deakin

Alyson Kent

Carmen Grant

Peggy Coffey

Jane Johanson

Many thanks to previous Directors for your contributions:

Guy Chadsey: served one term

Proxy Form

The undersigned member of the Professional Arts Lodge Stratford Inc., hereby appoints Ian Deakin, or failing him: Leslie Jost, or failing her: Alyson Kent, or instead of any of them: _____ (if present at the meeting) a Member of PAL Stratford, as nominee of the undersigned to attend, act, and vote for and on behalf of the undersigned, with all powers which the undersigned would possess, at the Annual Meeting of Members of PAL Stratford, to be held on Sunday June 14th, 2026, at 1:30 in the afternoon at 101 Brunswick Street, Stratford, Ontario.

Affirmation:

Name: _____

Address: _____

Signature: _____

Date: _____

Please return this form by midnight on Sunday June 7th, 2026:

By mail:

PAL Stratford
P.O. Box 23040
Stratford PO Main, Ontario
N5A 7V8

By email:

info@palstratford.org

By hand:

101 Brunswick Street, Stratford, Ontario

Financial Statements for 2025

Performing Arts Lodge Stratford Inc.
Compiled Financial Information
For the Year Ended December 31, 2025
(Unaudited - see Compilation Engagement Report)



ATLIN & ASSOCIATES
CHARTERED PROFESSIONAL ACCOUNTANTS

COMPILATION ENGAGEMENT REPORT

To the Members of Performing Arts Lodge Stratford Inc.

On the basis of information provided by management, we have compiled the statement of financial position of Performing Arts Lodge Stratford Inc. as at December 31, 2025, and the statements of operations and changes in fund balances for the year then ended, and , which describes the basis of accounting applied in the preparation of the compiled financial information ("financial information").

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, *Compilation Engagements*, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information.

We did not perform an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Atlin & Associates

Atlin & Associates
Chartered Professional Accountants
Licensed Public Accountants

St Marys, Ontario
May 15, 2026

Performing Arts Lodge Stratford Inc.

Statement of Financial Position

As at December 31, 2025

(Unaudited - see Compilation Engagement Report)

	2025	2024
	\$	\$
ASSETS		
CURRENT		
Cash	127,214	132,689
Short term investments	235,184	225,639
Harmonized sales tax recoverable	1,207	2,029
Prepaid expenses	696	714
TOTAL CURRENT ASSETS	364,301	361,071
PROPERTY, PLANT AND EQUIPMENT <i>(Note 3)</i>	826,450	842,045
TOTAL ASSETS	1,190,751	1,203,116
LIABILITIES AND FUND BALANCES		
CURRENT		
Accounts payable	2,612	2,849
Deposits received	1,339	1,312
TOTAL LIABILITIES	3,951	4,161
FUND BALANCES	1,186,800	1,198,955
TOTAL LIABILITIES AND FUND BALANCES	1,190,751	1,203,116

Performing Arts Lodge Stratford Inc.
Statement of Operations
For the Year Ended December 31, 2025
(Unaudited - see Compilation Engagement Report)

	General Fund \$	Capital Fund \$	2025 \$	2024 \$
INCOME				
Lodge Operations (Schedule 1)	38,315	-	38,315	37,416
General Administration (Schedule 3)	14,956	-	14,956	42,557
	53,271	-	53,271	79,973
EXPENSES				
Lodge Operations (Schedule 1)	30,211	16,531	46,742	53,245
Community Outreach (Schedule 2)	1,912	-	1,912	250
General Administration (Schedule 3)	16,772	-	16,772	17,284
	48,895	16,531	65,426	70,779
EXCESS (DEFICIENCY) OF INCOME OVER EXPENSES	4,376	(16,531)	(12,155)	9,194

Performing Arts Lodge Stratford Inc.
Statement of Changes in Fund Balances
For the Year Ended December 31, 2025

(Unaudited - see Compilation Engagement Report)

	General Fund \$	Capital Fund \$	2025 \$	2024 \$
FUND BALANCES - BEGINNING OF YEAR	438,008	760,947	1,198,955	1,189,761
Deficiency of income over expenses	4,376	(16,531)	(12,155)	9,194
FUND BALANCES - END OF YEAR	442,384	744,416	1,186,800	1,198,955

Performing Arts Lodge Stratford Inc.
Notes to Compiled Financial Information
For the Year Ended December 31, 2025

(Unaudited - see Compilation Engagement Report)

1. BASIS OF PREPARATION

Performing Arts Lodge Stratford Inc. (PAL) (the organization) was incorporated and commenced operations on June 21, 2002 under the Ontario Business Corporations Act. The organization is a volunteer based, not for profit organization with charitable status.

PAL is dedicated to the provision of affordable housing, social assistance and other services to local members and associates of Canada's professional and performing arts community who are in need of assistance by reason of low income, age or disability (clients served are age 55 plus or 50 plus if living with a disability).

The financial statements of Performing Arts Lodge Stratford Inc. are prepared on a modified accrual basis consistent with the prior year. Significant accounting policies are listed below in Note 2.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Property, plant and equipment

Property, plant and equipment is stated at cost or deemed cost less accumulated amortization and is amortized over its estimated useful life on a straight-line basis at the following rates and methods:

Land	N/A	non-depreciable
Buildings	60 years	straight-line method
Roof	20 years	straight-line method
Piano	5 years	straight-line method
Furniture and fixtures	8 years	straight-line method
Artwork and collections	N/A	non-depreciable

3. PROPERTY, PLANT AND EQUIPMENT

	Cost	Accumulated amortization	2025 Net book value	2024 Net book value
	\$	\$	\$	\$
Land	110,000	-	110,000	110,000
Building and roof	904,729	194,146	710,583	726,329
Piano	3,118	3,118	-	-
Furniture and fixtures	59,784	56,170	3,614	3,463
Artwork and collections	2,253	-	2,253	2,253
	1,079,884	253,434	826,450	842,045

4. COMMITMENTS

The organization has entered into a number of agreements with the City of Stratford to provide 5 units of affordable housing for a period of twenty years, ending 2033, in exchange for a contribution of \$ 750,000 from the city. As security for these agreements, the city has registered a claim on the property and future rents subordinate to the first mortgage with Libro Credit Union. As long as the organization complies with the terms of the agreements, the contribution will be interest-free and non-repayable.

Performing Arts Lodge Stratford Inc.
Notes to Compiled Financial Information
For the Year Ended December 31, 2025

(Unaudited - see Compilation Engagement Report)

5. LONG-TERM DEBT

Since February 14, 2012, Libro Credit Union has registered a first mortgage secured by the property at 101 Brunswick Street, for a maximum amount of \$ 400,000. Following maturity of the original mortgage in 2018, the outstanding balance remains at \$ 0. Should the organization contemplate any future credit arrangements, new terms and interest rates would be negotiated using the existing security registration.

6. DONATIONS

	2025	2024
	\$	\$
Unreceipted for general fund	1,665	1,428
Receipted for general fund	2,785	28,586
Total donations	4,450	30,014

Performing Arts Lodge Stratford Inc.**Lodge Operations****(Schedule 1)****For the Year Ended December 31, 2025***(Unaudited - see Compilation Engagement Report)*

	General Fund \$	Capital Fund \$	2025 \$	2024 \$
INCOME				
Lodge Operations:Lodge rental income: Parking spots	1,355	-	1,355	1,320
Residential units	36,960	-	36,960	36,096
	38,315	-	38,315	37,416
EXPENSES				
Amortization	-	16,531	16,531	17,050
Lodge Operations:Lodge expenses:Insurance	3,279	-	3,279	3,331
Lodge Operations:Lodge expenses:Management fees	2,806	-	2,806	2,814
Property taxes	9,474	-	9,474	8,983
Repairs and maintenance	10,104	-	10,104	17,516
Utilities	4,548	-	4,548	3,551
	30,211	16,531	46,742	53,245
INCOME (LOSS) FROM OPERATIONS	8,104	(16,531)	(8,427)	(15,829)

Community Outreach**(Schedule 2)****For the Year Ended December 31, 2025***(Unaudited - see Compilation Engagement Report)*

	2025 \$	2024 \$
EXPENSES		
Christmas lunch	250	-
Client support	1,390	250
Hall rental	209	-
Miscellaneous expenses	63	-
	1,912	250

Performing Arts Lodge Stratford Inc.

General Administration

(Schedule 3)

For the Year Ended December 31, 2025

(Unaudited - see Compilation Engagement Report)

	2025	2024
	\$	\$
INCOME		
Donations	3,535	29,050
Interest income	10,506	12,542
Memberships	915	965
	14,956	42,557
EXPENSES		
Accounting fees	1,892	2,237
Donations	515	-
Insurance	2,521	2,375
Interest and bank charges	37	60
Legal fees	1,042	546
Office	2,094	2,540
Professional fees	8,501	8,386
Utilities	170	1,140
	16,772	17,284
INCOME (LOSS) FROM OPERATIONS	(1,816)	25,273



ATLIN & ASSOCIATES
CHARTERED PROFESSIONAL ACCOUNTANTS

May 15, 2026

Ian Deakin, Chair

Performing Arts Lodge Stratford Inc.

101 Brunswick Street Stratford, ON N5A 3L9

Dear Ian:

Enclosed please find two copies of your 2025 financial statements. Please note we e-mailed you PDF copies of the financial statements and your charitable return for you to print, sign and mail to the CRA. We have provided a printed copy as well.

Overview

Your organization had a deficiency of \$ 12,155 in 2025 compared to a surplus of \$ 9,194 in 2024. Your revenues decreased by \$ 26,702 from 2024 while your expenses decreased by \$ 5,353. The decrease in revenue was mostly due to a large singular donation of \$25,000 received last year from an estate and expenses decreased due to lower repair costs this year. You capitalized \$ 935 of furniture to end with \$ 1,079,884 of assets cost in the organization.

The note disclosure again this year is an important part of the financial statements as it outlines for the board and your membership, the obligations relating to the purchase of property in Stratford.

Mark Northmore spent 9.5 hours working on your file and I worked 3 hours reviewing your file.


Therefore, our fee to you is:

Standard rate fee-	\$ 2,175.00
15% not for profit discount	<u>(326.25)</u>
Our invoice to you plus HST	\$ 1,848.75

Please ensure the year end entries we have provided get entered.

If you have any questions concerning the statements or my letter, please contact me.

Yours truly,

 **KUMAR...**

Akshay Kumar, CPA, CA

I have reviewed the financial statements for Performing Arts Lodge Stratford Inc. for the year ended December 31, 2025 and the related closing trial balance and adjusting entries and confirm these reports accurately represent the financial position of the organization.

Ian Deakin, Chair