

**CITATION:** Gail Park Cottagers' Association v. Wright, 2025 ONSC 4246  
**COURT FILE NO.:** CV-24-00729483-0000  
**DATE:** 20250718

**SUPERIOR COURT OF JUSTICE - ONTARIO**

**RE:** Gail Park Cottagers' Association, Applicant  
**AND:**  
Paul Frederick Wright, Respondent  
**BEFORE:** Papageorgiou, J.  
**COUNSEL:** *Brian N. Radnoff* and *L. Jemark Earl*, for the Applicant  
*Paul Frederick Wright*, in person  
**HEARD:** July 17, 2025

**ENDORSEMENT**

**OVERVIEW**

- [1] Gail Park Cottager's Association (the "Association") brings this Application to address and stop the alleged ongoing misconduct of the respondent, Paul Frederick Wright ("Wright").
- [2] Wright is a former member of the Association and former leaseholder of 1280 Gail Park Drive, N Lot 3, Plan 6, Ennismore, Ontario ("Lot 1"), (the "Trailer Park"), that is owned and operated by the Association.
- [3] The Association says that Wright, unilaterally and without authority, amended the Association's Ontario Business Registry filings, declared himself and other people who are not members of the Association as new directors and engaged in actions designed to disrupt the Association's governance and operations. He has continued to do this despite the Association's attempts to reverse his improper changes.
- [4] The Association also says that Wright has repeatedly violated the Association's by-laws (the "By-Laws"), misappropriated the Association's funds, interfered with the Association's members' quiet and peaceful enjoyment of the Trailer Park, and has refused to accept the Association's termination of his lease and membership.
- [5] The Association says that its members are scared of him and are concerned about what he might do to them.

- [6] The Association seeks an order removing Wright from the Trailer Park, rectifying the Association's corporate records, preventing him from making further changes, and regaining control of the Association's bank accounts and funds and to compensate it for damages that Wright's conduct has caused.
- [7] Wright's position is that he was entitled to assume the management of the Trailer Park because the Board failed to update its filings under the Ontario Business Registry. He says that he is the one who has been bullied and harassed and treated unfairly.

**DECISION**

- [8] For the reasons that follow I grant the orders sought by the Association.
- [9] Although Wright does not see it or accept it, Wright's conduct has been flagrant, improper, without any justification, and he has repeated this conduct despite warnings and second chances. His explanations for his conduct do not withstand even a light scrutiny.

**ANALYSIS**

**The Association**

- [10] The Association is an Ontario Not-For-Profit organization and the registered owner of the Trailer Park. Pursuant to section 17 of its By-Laws, the Association grants membership to every individual with a leasehold interest in a lot at the Trailer Park, provided that the individual remains in good standing. The Trailer Park consists of 37 leasehold lots that the Association leases as campsites to individuals (the "Members").
- [11] Pursuant to section 21 of the By-Laws, a member in good standing is a member who is certified as such by the Association and who has fully paid their annual membership fees.
- [12] Pursuant to section 22 of the By-Laws, the Association has the authority to revoke the membership of any Member who has been found on inquiry held by the Board and confirmed at any special or general meeting of the Association to be guilty of conduct which in the Board's opinion is disgraceful toward the Members.
- [13] Pursuant to their lease, leaseholders agreed to, among other things, not interfere with the Members' quiet and peaceful enjoyment of the Trailer Park. In addition, leaseholders acknowledged and agreed that the Association could re-enter and take possession of the leased property if the leaseholder breached a covenant of the lease or failed to pay their annual membership fees.
- [14] The Association is governed by a board of directors consisting of five Members, each serving a two-year term (the "Board"). The current elected directors are Barrie Carlyle ("Carlyle"), David Gaudette ("Gaudette"), Pat Murray ("Murray"), Anthony Micallef ("Micallef") and Tammy Sweetman ("Sweetman").
- [15] These directors were properly elected at a Members' meeting, consistent with the By-Laws.

### Wright's Lease

- [16] Wright previously served as a director of the Association from 2001 to August 2005. The Members did not re-elect Wright to the Board of Directors during the August 28, 2005, general meeting.
- [17] Wright had been a leaseholder for many years. He entered into a new lease for Lot 1 at the Trailer Park on June 1, 2008.

### The 2010 Application Against Wright

- [18] In 2010, the Association commenced an application against Wright for, among other things, a writ of possession for Lot 1, declarations terminating Wright's membership in the Association and prohibiting and banning Wright from attending the Trailer Park on the basis that he was interfering with the Board's ability to manage the Trailer Park and the Member's quiet enjoyment.
- [19] On November 26, 2010, the parties entered into a settlement agreement allowing Wright to continue occupying Lot 1, provided that he agreed to abide by the By-Laws moving forward (the "Settlement Agreement").

### Wright's Interference with the Membership and the Board

- [20] The evidence demonstrates that Wright has interfered with the Members' quiet enjoyment, contrary to the terms of his lease, the By-Laws, and the Settlement Agreement.
- [21] On January 13, 2012, he sent a letter to the Membership alleging that the Association's executive committee was "a branch from the main tap root of evil."
- [22] He commenced a Human Rights Application alleging the Association committed reprisals which was dismissed. He commenced a Superior Court application alleging the Association violated his rights under the *Charter of Rights and Freedoms* and under the *UN International Covenant on Economic and Social Rights* which he subsequently discontinued.
- [23] He served the Board with several notices and affidavits alleging, that he trademarked the name Paul Frederic Wright and that he was owed damages because the Board used his name in conversations.
- [24] He has written numerous emails harassing the Board as well as other Members.

### Wright's Insertion into the Armstrong Family Dispute

- [25] Things escalated in February 2021, when he inserted himself into a contested will proceeding when the Association's former President Sid Armstrong ("Sid") passed away

leaving a trailer and leasehold interest in Lot 26 to his wife Marilyn Armstrong (“Marilyn”).

- [26] Sid’s children (the “Armstrong Children”) contested the will.
- [27] The Armstrong Children began interfering with the Trailer Park notwithstanding that they were not the beneficiaries of the trailer under the will and that they were not members of the Association and did not own Lot 26.
- [28] Wright took the side of the Armstrong Children in this dispute and to assist them he began interfering with the Trailer Park.
- [29] In July 2021 and December 2022, he shut off power to power lines, cut off locks on the Trailer Park’s power boxes, and broke water lines. He admitted that he did this in his Reply to Civil Application, but that he did it at the Armstrong Children’s request. This does not excuse what he did. The Armstrong Children were not leaseholders or Members and had no entitlement to do this.
- [30] He attended at the Ministry of Transportation in late 2022 and transferred the ownership of the trailer on Lot 26 from Marilyn to the Armstrong Children. He had no right to do this.
- [31] On December 21, 2022, Marilyn, obtained an interim order granting her the right to ownership and full use of the trailer and Lot 26 (the "Armstrong Court Order"). The Armstrong Court Order also barred the Armstrong Children and their associates from attending the Trailer Park for any purpose or impeding Marilyn's use of Lot 26.
- [32] Then, on June 3, 2023, Wright and the Armstrong Children attended Lot 26 and removed Marilyn's electrical breaker, cutting off her electricity. His response to this is that he did not require permission.
- [33] When Sweetman, a director, attended on July 23, 2023, she saw Wright outside Lot 26 telling Marilyn that her trailer belonged to the Armstrong Children. He admitted to Sweetman that he gave it to the Armstrong Children because of his position that Marilyn had no right to occupy Lot 26. There is a video of him tampering with the electrical breaker. The police charged Wright with criminal mischief.
- [34] The Association ordered a replacement breaker and hired an electrician to install it. The Association sent Wright a letter enclosing the receipt for the replacement breaker, demanding that he reimburse the Association for the costs it incurred to replace and install the breaker. He has never done so.
- [35] On May 23, 2025, the Court dismissed the Armstrong Children's claim against Marilyn with prejudice.

Wright’s Amendment of the Association’s Corporate Records

- [36] In summer 2023, the Association began taking steps to comply with the new regulations under the *Not-for-Profit Corporations Act*, 2010, S.O. 2010, c. 15 (the "Act"). The Association was unaware of the reporting obligations under the new regulations and had not filed updates with the Ontario Business Registry.
- [37] Unbeknownst to the Association, Wright created a login under the Association's name and amended the Association's corporate records, including changing the name of the Association from Gail Park Cottagers' Association to Gail Park Camper Association, replacing the Board with himself as the Chairman and the Armstrong Children as directors, and filing annual business returns backdated to 2009. Notably, the Armstrong Children were not leaseholders or members and so they could not be directors. As well, all directors would have to be elected pursuant to the By-Laws.
- [38] On August 22, 2023, Wright began sending letters to the Board and the Members claiming that he had legally taken over the Association and dismissed the Board from their positions. Wright's letters also stated that a new board of directors would assume the vacant positions.
- [39] Pursuant to section 16 of the By-Laws, the only individuals with authority to update the Association's corporate records are Gaudette, Carlyle, and Micallef, who were all duly elected to the Board on August 29, 2015, and Murray and Sweetman, who were duly elected to the Board on July 31, 2021.
- [40] Wright also sent a letter to the Membership purporting to cancel the August 26, 2023 general meeting because a new board would be taking over.
- [41] At the August 26, 2023 general meeting, the Board explained to the Members that Wright had amended the Association's corporate records. The Members resolved to keep the directors in their positions until the Association dealt with Wright's fraudulent amendments.

#### The Association Terminates Wright's Lease

- [42] Also on August 26, 2023, the Members, in accordance with the By-Laws, voted by private ballot to terminate Wright's membership due to his repeated violations of the Armstrong Court Order and By-Laws. Thirty-three members attended the general meeting and the resolution passed with 30 votes in favour and three abstentions.
- [43] On September 21, 2023, the Board sent Wright a notice of lease termination advising him that his membership was being revoked because he violated the Members' quiet and peaceful enjoyment of the Trailer Park. Pursuant to section 22 of the By-Laws, Wright had until September 21, 2024, to vacate Lot 1, which he has still not done. He could only attend to show Lot 1 to prospective buyers after notifying the Association's Secretary for any and all showings.
- [44] Notwithstanding the Members' vote to terminate Wright's lease and his membership, Wright has continued to interfere with the Board and Trailer Park. He sent lease termination, eviction, and trespass letters to the Members. He advised the Members that

the 2024 membership fee increased to \$1,600, payable directly to him. He attempted to rent Lot 1 to individuals who have been hostile to members of the Board. Pursuant to section 25 of the By-Laws, Wright was not permitted to rent Lot 1 after the Board voted to terminate his lease.

#### Wright's Conduct with respect to the Association's Bank Accounts

- [45] As of August 25, 2023, the Association had \$13,225.17 in its Daily Interest Savings Account and \$30,772.65 in the Select Account for Business Plan A. Both accounts were at Scotiabank.
- [46] On August 28, 2023, the branch manager at Scotiabank advised the Members of the Board that Wright attended the branch on August 25, 2023, accessed the Association's bank accounts, withdrew \$10,000 and transferred the remaining funds to a new bank account in the name of Gail Park Camper Association, which was the name of the Association that he set up and not the actual Association. Only certain Board members had had authorization to access the Association's bank accounts and he was not one of them.
- [47] As a result, Scotiabank froze the Association's bank accounts (both the prior one and the one that Wright had opened) and advised that both of the bank accounts would remain frozen until the Association presented a court order demonstrating that it was the rightful owner of the bank accounts. As a result, the Association has not had access to its funds.
- [48] On September 6, 2023, the Association demanded that Wright return the funds he removed from the Association's bank accounts, cooperate in restoring the proper signing authority and documentation for the Association's bank accounts, and provide all passwords and login information required to access the Ontario Business Registry profile Wright created for the Association. Wright did not respond. He did not correct what he had improperly done.
- [49] The Board also learned that Wright contacted the Township of Selwyn's tax department, park plumber, insurance company, and landscaping company (collectively, the "Utilities"), to terminate their services or demand that the accounts be transferred to Gail Park Camper Association.
- [50] Wright demanded that the Board give him a key to the Trailer Park's utility building and after they refused, he hired a locksmith to attend the Trailer Park and change the locks which the Association had to address.
- [51] The Board had to register a caution on title to the Trailer Park to prevent Wright and the Armstrong Children from making any improper registrations or transfers.
- [52] On October 12, 2023, the Association's insurer advised that it would need to either suspend action on the Association's behalf until the matter was legally resolved or lapse the Association's insurance policy since Wright and the Armstrong Children were challenging the authenticity of the named insured.

[53] Due to Wright's actions, and because the Board did not have access to the funds in its bank account, the Board was forced to increase the Association's annual membership fee from \$1,100 to \$1,900 and request that the Members pay their 2024 membership fees in advance to ensure the Association could pay the balance of its 2023 expenses and cover budgeted 2024 expenses. The Board also asked the Members to pay an additional \$2,100 to cover the Association's ongoing legal fees related to Wright's conduct.

#### Wright is Arrested

[54] On January 4, 2024, the Police advised Director Sweetman that they had arrested Wright and would be laying criminal charges against him for, among other things, theft and fraud over \$5,000, criminal mischief and interference with enjoyment and operation of property and forgery.

[55] The next day, the Police advised Sweetman that Wright would be released on bail on the condition that he could not communicate with Marilyn, the Board, or the Members; attend the Trailer Park; or act in any capacity or present himself as a representative of the Association.

[56] On November 10, 2024, Wright created a GO Fund Me page where he admitted to removing funds from the Association's bank accounts and amending the Association's corporate records without the Board's consent.

[57] A preliminary inquiry was scheduled for Wright's criminal charges on December 10, 2024. At the preliminary inquiry, the Crown elected to withdraw the charge of fraud over \$5,000 because a more serious case involving a sexual offence was scheduled the same day, which needed to take priority. Contrary to what Wright asserts, the criminal charges were not dismissed. Moreover, Wright agreed to repay the \$10,000 he improperly took from the Association as a condition of the withdrawal of the charges. As well, the Crown considered that this was a civil dispute that should be resolved in this proceeding.

[58] The Association later learned that Wright had repaid the funds he misappropriated to himself by depositing the \$10,000 into Gail Park Camper Association's bank account, not the Association's bank account. The Crown eventually admitted to the Association that it had not verified that the \$10,000 had been paid back to the Association before it lifted the bail conditions and withdrew the criminal charges.

#### The Board Votes to Reverse Wrights Changes to the Association's Corporate Records

[59] On April 27, 2024, the Board held a special meeting of the Members and voted unanimously to reverse Wright's changes to the Association's corporate records.

[60] On May 7, 2024, the Association filed a notice of change to remove Wright and the Armstrong Children as directors of the Association and to reinstate Murray, Gaudette, Micallef, Carlyle, and Sweetman to the Board.

- [61] On June 24, 2024, the Association filed articles of amendment to, among other things, change the name of the Association from Gail Park Camper Association back to Gail Park Cottagers' Association.

#### Wright Amends the Corporate Records Again.

- [62] On March 12, 2025, Sweetman received emails from the Ontario Business Registry indicating that Wright had again amended the Association's corporate records, less than one month after the Crown lifted his bail conditions and withdrawn the criminal charges.
- [63] On March 24, 2025, the Association's lawyers contacted the Ontario Business Registry to cancel the Association's company key and issue a new one because the Association did not know how Wright could still make filings on the Association's behalf.
- [64] On June 17, 2025, the Ontario Business Registry informed the Association's lawyers that Wright had contacted the Ministry of Public and Business Service Delivery and Procurement (the "Ministry") claiming that he was the Association's sole director. The Ontario Business Registry further advised the Association's lawyers to contact the police or the court because the Ministry does not intervene in disputes related to the identity of the directors or officers of a corporation.
- [65] On March 13, 2025, the Association sent Wright a notice of trespass because he continued to occupy Lot 1, attend at the Trailer Park and use the Trailer Park's utilities, including water, electricity, garbage and recycling services, despite not having paid any membership fees since January, 2023, and not being a member of the Association.

#### Member Concerns

- [66] During the Association's recent general meetings, many Members, including senior women who live alone, expressed concern for their safety in the Trailer Park due to Wright's presence, as well as fear of Wright's retaliatory actions. The Members were also concerned about the financial impact Wright's conduct has had on the Association and the future of the Association if Wright continues to attend at the Trailer Park.
- [67] There are 11 Members who have provided letters or emails detailing how afraid the Members are of Wright.
- [68] Wright's conduct during the hearing supports their concerns. Many were in the courtroom, and he looked back at them on several occasions and spoke and looked aggressively towards them.

#### Costs and Damages

- [69] The Association has provided evidence that it has incurred the following costs and damages as a result of Wright's conduct:

- a) \$282.07 to replace the electrical breaker from Lot 26;
- b) \$406.80 to maintain the grass on Lot 1 for the 2024 park season;
- c) \$73,889.07 in legal fees. Part of this is the litigation costs for which the Association seeks substantial indemnity costs. Part of this, \$13,577 is the corporate counsel costs that the Association spent to fix its corporate registers and it seeks full indemnity costs for these; and
- d) \$43,997.82, representing the funds that Wright improperly removed from its bank accounts.

[70] These have all been substantiated with invoices and/or evidence from the bank.

### **Wright's Response**

#### Board Lack of Authority

[71] He alleges that Tammy Sweetman the current President of the Association and all of the members of the executive did not register themselves under the Ontario Business Registry and therefore they do not have lawful standing.

[72] This is to misunderstand the difference between who has authority and what a Registry is.

[73] The authority of the Board is determined based upon the By-Laws and the elections of Board members which occur every two years. There are Resolutions in the record that show that the Board members were duly elected. There is no allegation that the By-Laws were not complied with in the elections.

[74] The Ontario Business Registry is not anything from which a Board derives authority. It is simply a regulatory requirement to provide and register information. The fact that it was not updated does not mean that the duly elected Board did not have authority.

[75] I add that Wright ceased being a Director in 2005, was aware that elections were happening every two years and did not take any position that there was any lack of Board authority until recently after he inserted himself into the Armstrong Children's dispute.

[76] Indeed, there is an email that Wright wrote dated June 7, 2023 where he references the members of the Board and what he considers to be their failures, basically acknowledging that they are the Board.

[77] He alleges that he was entitled to remove the \$10,000 to pay himself for the expenses of correcting the corporation status of the Association to change it to Gail Park Campers' Association and that the account he put the money into was the account he used. He has provided approximately \$6,000 in receipts for this.

[78] However, what he did was improper and he should not be compensated for this.

- [79] He also alleges that because he was the only director registered with the Ontario Business Registry on July 31, 2023, he had the right to update the corporate records.
- [80] However, he ceased being a director in 2005. The fact that he was listed on a registry that was not updated does not mean that he suddenly became a Director with the authority to do the things that he has done.
- [81] While he questions the lawful standing of the Association, he has provided no evidence that Gail Park Camper's Association is lawfully entitled to assume the Association's role. His allegations are bald and simply do not address the fulsome evidence and proof offered by the Association.
- [82] What he has clearly done is to improperly seek to seize control of the Association and its assets contrary to the actual By-Laws and true governing body of the Trailer Park. This appears to be motivated by a desire to be able to control things because he has not been getting his way.
- [83] He did provide an affidavit from a lawyer, Colin Oldman, who says that he was the one who assisted Wright with the corporate matters. However, this lawyer appears to have been misled. He says that the records had to be updated because the name of the Association had changed and so the records had to be changed to reflect the updated name. But this is simply not the case because the name was never actually changed. Wright simply invented a new name on his own and then changed the name and the records. He had no authority to do this.
- [84] As well this lawyer says that he confirmed the identity of the directors and determined Wright had been a Director since 2001. This was also not true.
- [85] I place no weight on anything in this affidavit as a result, other than Wright fooled a lawyer into helping him.

#### Failure to Update Leases

- [86] Wright alleges that the Board had no authority because it had not been updating the Master Lease every year when the leases were transferred. However, the way the leases work is that there is a Master Lease that must be updated every 20 years less a day. When the leases are transferred the leaseholder executes a transfer and the lease can be registered with the Land Titles Registry. They do not need a new Master Lease each year and it would be burdensome to have everyone execute a new Master Lease each time a lease was transferred.

#### Collateral Attack on Withdrawal of Criminal Charges.

- [87] He also alleges that this is an abuse of process and a collateral attack on the decision of the Crown to withdraw the criminal charges against him.

- [88] This is to misunderstand the criminal proceedings which did not relate to the bulk of the allegations but to the theft charge laid which was only withdrawn because he had said he returned the \$10,000 which he had not done.
- [89] Furthermore, and in any event, the doctrine of abuse of process would not apply because the withdrawal of the criminal proceeding was not a final decision of the court. Nor were the parties to the proceeding the same parties: *Cavner v. Lakehead District School Board*, 2025 ONSC 3539; *Law Society of Upper Canada v. Aliamisse*, 2011 ONLSAP 0043 at paras 19 and 20, aff'd 2012 ONSC 2661 (Div Ct.)

### Procedural Issues

- [90] Wright complained that the Association failed to comply with the timetable for this hearing.
- [91] There had been an order that required the Association's factum to be filed 14 days before the hearing, but it was served 8 days before the hearing.
- [92] This was because Wright had served a new affidavit on June 26, 2025 which was not in accordance with the timetable and the Association had to respond which it did.
- [93] As well, Wright then filed yet another affidavit on July 7, 2025.
- [94] It does not lie in his mouth to complain about timetable violations when it is his violations and conduct that caused this.
- [95] I add that while he alleged that this disadvantaged him because it impaired his ability to respond, the reality is that most of the factum is verbatim what is in the affidavit materials filed by the Association months ago.
- [96] Wright did not ask for an adjournment and did not articulate how the fact that the factum was served 8 days before the hearing caused him any prejudice.
- [97] I note that he attended the hearing with a detailed and lengthy typed submission which he read and so he was able to respond.

### CONCLUSION

- [98] I am satisfied that the Association is entitled to all the orders it seeks. It needs them because the bank will not unfreeze the bank accounts absent an order, and the Ontario Business Registry will not rectify the last changes to the Association's corporate records without a court order.
- [99] As well, Wright will not leave. He was evicted one year ago and still has not left.

[100] I am satisfied that the Association is entitled to a declaration that it controls its bank accounts and that it is entitled to a constructive trust over any funds taken by Wright and the compensation in the amounts set out in paragraph 69 above.

## COSTS

[101] The Association asks for substantial indemnity costs for its litigation costs in the amount of \$48,223.93.

[102] Wright says that he has been treated unfairly and that there should be a no costs order. He said that he was just trying to do what needed to be done to update the Board's records and to ensure compliance. If this was the case, one thinks that what he might have done is simply contact the Board and advise that they needed to update the records. As well, this is disingenuous because after the Association did update the records, he again went and amended them on his own. This also does not explain a great deal of the conduct set out above.

[103] He says that he is the one who has been bullied and harassed but this is also not the case.

[104] He also brought an *ex parte* motion to dismiss this Application shortly before this hearing which was improper and dismissed as such.

[105] The court has the discretion to award substantial indemnity costs, but such costs are "rare and exceptional" and only warranted where there has been reprehensible, scandalous, or outrageous conduct on the part of a party: see *DUCA Financial Services Credit Union Ltd. v. Bozzo*, 2010 ONSC 4601, at para. 5; *Foulis v. Robinson (1978)*, 21 O.R. (2d) 769 (C.A.); and most recently *Mars Canada Inc. v. Bemco Cash & Carry Inc.*, 2018 ONCA 239, 140 O.R. (3d) 81, at para. 43.

[106] I award the Association substantial indemnity costs. This is a case of flagrant conduct that is reprehensible and clearly satisfies the test.

[107] I have reviewed the costs outline and time all of which is more than reasonable and adequately set out in the Costs outline and which I conclude was within Wright's reasonable contemplation.

[108] I also award the Association its corporate counsel costs on a full indemnity basis in the amount of \$13,577.

[109] As a final point Wright presented and read a detailed offer that would permit things to go back to the way they were, in part, with him being able to attend the Trailer Park.

[110] He also gave an impassioned plea regarding his health and that it was sad that he could no longer socialize with the Members.

[111] This is simply not an option to go back to the way things are.

[112] His conduct has been significant, he has undermined the Board, and he has caused the Members considerable distress. It is difficult to perceive how things could go back to the way they were when he referenced this proceeding as a “disgraceful act of vengeance by disgruntled campers”

### **ORDERS**

[113] Therefore, I make the following declarations and orders:

- a) I declare that Wright's membership in the Association is terminated;
- b) I declare that Wright's lease is terminated;
- c) I order that Wright remove his trailer from Lot 1 within 30 days, failing which the Association may sell Wright's trailer and use the proceeds to pay any amounts Wright owes to the Association, with the balance of the proceeds to be paid to Wright;
- d) If necessary, I order a writ of possession for Lot 1 and Wright's trailer;
- e) I order that Wright is enjoined from attending the Trailer Park or trespassing on any of the Association's property;
- f) I order that Wright is enjoined from making any further changes to the Association's Ontario Business Registry information or corporate records;
- g) I declare that the Association controls and owns its bank accounts and Gail Park Camper's Association's bank account;
- h) I order that the Association may trace any funds improperly taken from the Association by Wright or anyone related to him or transferred to third parties;
- i) I order that if the funds in the bank account to which Wright transferred the Association's funds does not have the full \$43,997.82 that he removed in it, then Wright is personally liable for the difference and shall pay it within 30 days of the reconciliation being determined and the Association advising him of any amounts that are not currently in the bank account he set up that were transferred into it. If necessary, the parties may appear at a case conference to address this issue;
- j) I order that Wright shall also pay the amounts of \$282.07 to replace the electrical breaker from Lot 26 and \$406.80 to maintain the grass on Lot 1 for the 2024 park season also within 30 days;
- k) I order that Wright shall pay full indemnity costs for the corporate counsel costs in the amount of \$13,557 within 30 days;

- l) I order that Wright shall pay substantial indemnity costs in the amount of \$48,223.93 within 30 days; and
- m) I direct that the parties may appear before me on an urgent basis if any further orders are required.

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Papageorgiou J.

**Date:** July 18, 2025