

PERIODIC INFORMATION CERTIFICATE

Information for owners about the corporation

2019 November 29

**Ottawa Carleton Standard Condominium Corporation No. 1007
Hunt Club Towns**

1. GENERAL INFORMATION ABOUT THE CORPORATION

Property Manager: James Gu - jgu@cimanagement.ca
Mailing Address/
Address for service: Capital Integral Property Management
205-1600 Laperriere Avenue
Ottawa, ON K1Z 8P5
ATTN: OCSCC 1007

The corporation has an email address or other method of electronic communication for receiving requests for records, in addition to the addresses identified above:
service1007@cimanagement.ca

The method of electronic communication is email for required documentation so long as written approval is obtained by the Management company from the intended recipient. If no permission is granted the other methods of communication as per the Act must be used.

Management is updating documents to the Owner Portal for the corporation at www.cimanagement.ca with relevant documentation. Therefore a Request for Records is not necessary for most core documentation.

Number of leased units

The corporation's understanding is 1 unit(s) in the condominium are owned by non-resident owners as of the date of this certificate, but the corporation has not received notice under s. 83 of the *Condominium Act, 1998* respecting all of those leased units during the current fiscal year.

2. DIRECTORS AND OFFICERS OF THE CORPORATION

Dawn Stewart, Director, President
Joey Theberge, Director, Secretary
Karina Ierullo, Director

Not applicable for any current director:

- ☐ a. is a party to a legal action to which the corporation is a party
- ☐ b. was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director

- ☐ c. has contributions to the common expenses that are in arrears for 60 days or more
- ☐ d. has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act

Address for service: Capital Integral Property Management
205-1600 Laperriere Avenue
Ottawa, ON K1Z 8P5
ATTN: Board of OCSCC 1007

Email Address: service1007@cimanagement.ca

3. INSURANCE INFORMATION ABOUT THE CORPORATION

The corporation has obtained and maintained all of the insurance required by the *Condominium Act, 1998* or that is otherwise legally required, at all times during the current fiscal year. ☒ Yes ☐ No

If an owner causes damage to the condo property, the condo corporation may be required to add the cost of repairing the damage or the deductible limit of the corporation's required insurance policy, whichever is less, to the owner's common expenses, or the corporation may seek to recover the amount from the owner in another manner. This could be affected by a by-law the corporation may have passed under clause 56(1)(i).

The corporation's deductibles for each required insurance policy are:

Policy	Deductible Amount	Maximum amount that could be added to an owner's common expenses under s. 105 (2) of the <i>Condominium Act, 1998</i> or as a result of a by-law passed under s. 56 (1) (i) of the Act.
Smith Petrie Carr & Scott Insurance Brokers Ltd & Economical Mutual Insurance Policy No. 40180614 Expiring 2020 January 10	See attached certificate	See attached certificate

The corporation has obtained and maintained the insurance policy described in section 39 of the *Condominium Act, 1998*

☒ Yes ☐ No

The corporation has obtained and maintained the insurance policy described in section 99 of the *Condominium Act, 1998*

☒ Yes ☐ No

The corporation has obtained and maintained the insurance policy described in section 102 of the *Condominium Act, 1998*

☒ Yes ☐ No

The corporation has or had a legal obligation to maintain insurance, aside from the insurance described in section 39, 99, and 102, at any time during the fiscal year

☒ No ☐ Yes

Information about the "standard unit"

- ☐ The standard unit is described in a by-law made under s. 56(1)(h) of the *Condominium Act, 1998*.
- ☒ The standard unit is not described in a by-law made under s. 56(1)(h) of the *Condominium Act, 1998*.
- ☒ The corporation has a schedule, referred to in s. 43(5)(h) of the *Condominium Act, 1998*, setting out what constitutes a standard unit.
- ☒ A certificate or memorandum of insurance for each of the corporation's current insurance policies is enclosed with this information certificate.

4. FINANCIAL INFORMATION ABOUT THE CORPORATION

Budget

The budget of the corporation for the current fiscal year is accurate and may result in:

- ☒ a surplus of: \$11,159 ☐ a deficit of:
- ☐ neither a surplus nor a deficit

Reserve Fund

As of the last day of the quarter to which the information certificate relates: the balance in the reserve fund was \$16,718 (unaudited) as of 2019 September 30

The balance of the reserve fund at the beginning of the current fiscal year was \$16,718 (unaudited) as of 2019 January 01.

In accordance with the budget of the corporation for the current fiscal year, the annual contribution to be made to the reserve fund in the current fiscal year is: \$13,797

The anticipated expenditures to be made from the reserve fund in the current fiscal year, in accordance with the corporation's budget or Reserve Fund Study, amount to:

Description of expenditure	Amount
Expenditures Anticipated in the 2018 Reserve Fund Study: None.	
NOTE: No Reserve expenditures made in the first quarter.	

The current plans, if any, to increase the reserve fund under a plan proposed by the board under subsection 94(8) of the *Condominium Act, 1998* for future funding of the reserve fund are: 1.5% increase in contributions per year

The corporation has an outstanding claim for payment out of the guarantee fund under the Ontario New Home Warranties Plan Act:

- ☐ Yes ☒ No

5. LEGAL ACTIONS RELATING TO THE CORPORATION

The corporation is currently a party to a legal action:

☐ Yes ☒ No

6. OUTSTANDING JUDGEMENTS RELATING TO THE CORPORATION

The corporation currently has outstanding judgments against it:

☐ Yes ☒ No

7. DISCLOSURE INFORMATION FROM DIRECTORS OF THE CORPORATION

☐ Copies of statements and information provided to the board during the current fiscal year under section 11.10 of O. Reg. 48/01 under the *Condominium Act, 1998* are enclosed with this information certificate.

☒ Not applicable

8. COMPLIANCE INFORMATION ABOUT THE CORPORATION

The corporation has complied with all returns obligations, if any, under Part II.1 of the *Condominium Act, 1998* during the current fiscal year:

☒ Yes ☐ No

The corporation complied with its assessment fee obligations, if any, under s. 1.30(6) of the *Condominium Act, 1998* during the current fiscal year:

☒ Yes ☐ No

A copy of any compliance order made by a Registrar directing the corporation, or a director or officer of the corporation, to comply with subsection 1.30(6), any provision of Part II.1 or subsection 132(9) of the *Condominium Act, 1998*, is enclosed with this certificate, unless the corporation, director or officer of the corporation, has taken the required steps for a hearing by the License Appeal Tribunal in respect of the compliance order, under section 134.1 of the *Condominium Act, 1998*.

☐ Yes ☒ Not applicable

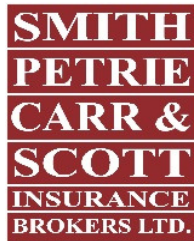
9. OTHER INFORMATION ABOUT THE CORPORATION THAT IS REQUIRED BY A CORPORATION'S BY-LAWS

☒ Not applicable

☐ A by-law of the corporation requires additional information to be included with this certificate. The additional information required by the by-law is included below, or is enclosed with this certificate as a separate document.

ATTACHMENTS

Insurance Certificate



Condominium Certificate of Insurance

Issued by: Smith Petrie Carr & Scott Insurance Brokers Ltd

Insured: Ottawa Carleton Standard Condominium Corporation #1007
All Registered Unit Owners and All Registered Mortgagees from time to time.

Mailing Address: c/o Theberge Developments Limited
904 Lady Ellen Place
Ottawa, ON K1Z 5L5

Location of Risk: Block 1 – 101-107 prive Terravita Private
Block 2 – 200-218 prive Terravita Private, 3615 Uplands Drive Gloucester

Amount of Insurance: Building \$2,705,000

Deductible: Building \$2,500

Insurer: Economical Mutual Insurance **Policy Number:** 40180614

Effective Date: January 10, 2019 **Expiry Date:** January 10, 2020

BUILDING - Direct Damage Insurance: This coverage summary verifies that insurance subject to the perils described, and the replacement cost endorsement has been effected on all buildings owned by the Corporation.

Individual Unit Owners Improvements made after the original purchase or upgrades from the "Standard Unit" are excluded from coverage.

Please note that it is the responsibility of the individual unit-owners or occupant to provide insurance on personal effects, including improvements and betterments made after the original purchase or upgrades from the "Standard Unit".

GENERAL LIABILITY INSURANCE: \$5,000,000

This Coverage Summary further verifies that the interest of Ottawa Carleton Standard Condominium Corporation #1007 and the persons who, from time to time, become owners of individual units, are covered by Comprehensive General Liability Insurance which provides coverages for claims arising out of the ownership of the property described above.

It should be noted that this liability coverage does not, in any way, provide Personal Liability Insurance for the individual unit-owners or occupants.

BOILER & MACHINERY AMOUNT OF INSURANCE - \$2,705,000

Insurer: Economical Mutual Insurance

Policy Number: 40180614

Effective Date: January 10, 2019

Expiry Date: January 10, 2020

This Coverage Summary further verifies that the interest of the Ottawa Carleton Standard Condominium Corporation #1007 and the persons who, from time to time, become owners of individual units are covered by Comprehensive Boiler & Machinery protection.

This policy may be cancelled by the Insurer on 60 days notice to the Insured or by the Condominium Corporation in accordance with the Cancellation Clause contained in the Master Policy. This certificate does not purport to describe all the terms and conditions of the policy described above. Reference should be made to the master policy for details of coverages.

SMITH PETRIE CARR & SCOTT INSURANCE BROKERS LTD.

