

PERIODIC INFORMATION CERTIFICATE

Information for owners about the corporation

2018 November 29

**Ottawa Carleton Standard Condominium Corporation No. 934
The Meridian at Centreponte**

1. GENERAL INFORMATION ABOUT THE CORPORATION

Property Manager: Kayla McKale - kmckale@cimanagement.ca
Mailing Address/
Address for service: Capital Integral Property Management
904 Lady Ellen Place
Ottawa, ON K1Z 5L5
ATTN: OCSCC 934

The corporation has an email address or other method of electronic communication for receiving requests for records, in addition to the addresses identified above: No

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 2 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

Judi Wright, Director, President, 2018 July 13 - 2020
Bob Bullock, Director, V President, OOP, 2018 July 13 - 2020
Ron Gardner, Director, Treasurer, 2017 June 08 - 2019
Allan Jones, Director, 2017 June 08 - 2019
Deirdre Simons, Director, 2018 July 13 - 2020
Peggy Florida, Officer, Secretary

Not applicable for any:

- ☐ 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 a 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
904 Lady Ellen Place
Ottawa, ON K1Z 5L5
ATTN: Board of OCSCC 934

Email Address: kmckale@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.
Intact Insurance Policy No. 501159820 Expiring 2019 January 01	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 by-law is By-Law No. 3
- ☐ The standard unit is not described in a by-law made under s. 56(1)(h) of the *Condominium Act, 1998*.
- ☒ 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 not accurate and may result in:

- ☒ a surplus of: \$50-60,000 ☐ 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 \$1,035,705.37 (unaudited) as of 2018 September 30

Note: This figure includes only the monthly contributions from the Operating Fund, and does not include an estimate of the interest accumulated to date.

The balance of the reserve fund at the beginning of the current fiscal year was \$946,511 (audited) as of 2018 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: \$93,613 from the operating fund, and \$4,500 from the aging fund.

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 Reserve Fund Study: Note: Figures are in 2017 dollars; not adjusted for inflation.	
Exterior Painting of Steel Elements	\$10,000
Gas Monitoring Controller Replacement	\$4,000
CO Sensor Replacement Allowance	\$4,000
Air Conditioner Unit Replacement	\$24,000

Gas Fueled Furnace Replacement in Parking Garage	\$8,000
Gas Fueled Domestic Hot Water Tank Heater Replacement	\$6,000
Elevator Shaft Pit Sump Pump Replacement	\$3,000
The anticipated expenditures listed above have been determined unnecessary at this time, and no expenditures from the Reserve Fund have been made.	

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: 18.4% per year 2019 and 2020, and 2% per year thereafter, until the next reserve fund plan is completed

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

Disclosure Information from Directors



CERTIFICATE OF LIABILITY INSURANCE

This certificate does not amend, extend or alter the coverage afforded by the policies below.

1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS

To whom it may concern

2. INSURED'S FULL NAME AND MAILING ADDRESS

Ottawa-Carleton Standard Condominium
Corporation No. 934
1 Meridian Place, Suite 100
Ottawa, ON K2G 6N1

3. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS TO WHICH THIS CERTIFICATE APPLIES (but only with respect to the operations of the Named Insured)

Proof of Insurance

4. COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirements, terms or conditions of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE YYYY/MM/DD	EXPIRY DATE YYYY/MM/DD	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)		
				COVERAGE	DED.	AMOUNT OF INSURANCE
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> Claims Made OR <input checked="" type="checkbox"/> Occurrence <input checked="" type="checkbox"/> Products and/or completed operations <input type="checkbox"/> Employer's Liability <input type="checkbox"/> Cross Liability <input type="checkbox"/> Waiver of Subrogation <input checked="" type="checkbox"/> Tenants Legal Liability <input type="checkbox"/> Pollution Liability Extension <input type="checkbox"/> <input type="checkbox"/>	INTACT INSURANCE 501159820	2018/ 1/ 1	2019/ 1/ 1	Commercial General Liability Bodily Injury and Property Damage Liability - - General Aggregate - Each Occurrence	1,000	5,000,000
				Products and Completed Operations Aggregate		5,000,000
				<input type="checkbox"/> Personal Injury Liability <input checked="" type="checkbox"/> Personal and Advertising Injury Liability		5,000,000
				Medical Payments		25,000
				Tenants Legal Liability	1,000	500,000
				Pollution Liability Extension		
<input checked="" type="checkbox"/> Non-Owned Automobiles	501159820 INTACT	2018/ 1/ 1	2019/ 1/ 1	Non-Owned Automobile		5,000,000
<input type="checkbox"/> Hired Automobiles				Hired Automobiles		
AUTOMOBILE LIABILITY <input type="checkbox"/> Described Automobiles <input type="checkbox"/> All Owned Automobiles <input type="checkbox"/> Leased Automobiles ** ** All Automobiles leased in excess of 30 days where the insured is required to provide insurance				Bodily Injury and Property Damage Combined		
				Bodily Injury (Per Person)		
				Bodily Injury (Per Accident)		
				Property Damage		
EXCESS LIABILITY <input type="checkbox"/> Umbrella Form <input type="checkbox"/>				Each Occurrence		
				Aggregate		
OTHER LIABILITY (SPECIFY) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						

5. CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 0 days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

6. BROKERAGE/AGENCY FULL NAME AND MAILING ADDRESS

Mantha Insurance Brokers Ltd.
295 Montreal Road
Vanier, ON K1L 6B8

BROKER CLIENT ID: OTTC06

7. ADDITIONAL INSURED NAME AND MAILING ADDRESS

(Commercial general Liability - but only with respect to the operations of the Named Insured)

8. CERTIFICATE AUTHORIZATION

Issuer	Mantha Insurance Brokers Ltd.	Contact Number(s)	
Authorized Representative	Linda Hubert, RIBO, CIP, CRM	Type	No () - Type No
		Type	No (613) 746-1450 Type No
Signature of		Date	Email Address
Authorized Representative	X Linda Hubert 2018 1 3	2018 1 3	linda@manthainsurance.com

DIRECTOR DISCLOSURE

To: CCC/OCCC/OCSCC 934

CANDIDATE:

My name: JUDI WRIGHT

My mailing address (optional):

3 Meridian Pl. Unit 408

Ottawa, ON K2G 6N1

My Email Address (optional): wright3408@gmail.com

My Telephone Number (optional): _____

Candidates seeking to be appointed or elected must confirm the following:

1. I am an
☒ owner currently occupying my unit at the above-mentioned condominium
☐ non-resident owner
☐ other, describe: _____
2. I am 60 days or more in arrears:
☒ No ☐ Yes
3. I or a "related person" are a party to any legal action to which the corporation is also a party:
☒ No
☐ Yes, attached is the required brief general description of the action
4. I have been convicted of an offence under the *Condominium Act* or under the regulations adopted thereto within the preceding 10 years:
☒ No
☐ Yes, attached is the required general description of the offence
5. I directly or indirectly, have a material interest in a contract or transaction to which the corporation or the declarant or declarant affiliate is a party, in a capacity other than as a purchaser, mortgagee, owner or occupier of a unit:
☒ No
☐ Yes, attached is the required description of the nature and extent of my interest in such contract or transaction

Judi Wright

Signature of candidate

2018/05/16

Date (yyyy-mm-dd)

☒ I have attached an introductory letter and/or above required descriptions.

DIRECTOR DISCLOSURE

To: CCC/OCCC/OCSCC 934

CANDIDATE:

My name: ROBERT BULLOCK

My mailing address (optional):

305 - 3 MERIDIAN PLACE

OTTAWA, ON K2G 6N1

My Email Address (optional): _____

My Telephone Number (optional): _____

Candidates seeking to be appointed or elected must confirm the following:

1. I am an
 - ☒ owner currently occupying my unit at the above-mentioned condominium
 - ☐ non-resident owner
 - ☐ other, describe: _____
2. I am 60 days or more in arrears:
 - ☒ No ☐ Yes
3. I or a "related person" are a party to any legal action to which the corporation is also a party:
 - ☒ No
 - ☐ Yes, attached is the required brief general description of the action
4. I have been convicted of an offence under the *Condominium Act* or under the regulations adopted thereto within the preceding 10 years:
 - ☒ No
 - ☐ Yes, attached is the required general description of the offence
5. I directly or indirectly, have a material interest in a contract or transaction to which the corporation or the declarant or declarant affiliate is a party, in a capacity other than as a purchaser, mortgagee, owner or occupier of a unit:
 - ☒ No
 - ☐ Yes, attached is the required description of the nature and extent of my interest in such contract or transaction



Signature of candidate

2018-05-16

Date (yyyy-mm-dd)

☒ I have attached an introductory letter and/or above required descriptions.

- RUNNING FOR OWNER - OCCUPIED POSITION

DIRECTOR DISCLOSURE

To: CCC/OCCC/OCSCC 934

CANDIDATE:

My name: Deirdre Simons

My mailing address (optional):

404 - 3 Meridian Place

Ottawa, ON K2G 6N1

My Email Address (optional): dawrs14@gmail.com

My Telephone Number (optional): 613-228-9348

Candidates seeking to be appointed or elected must confirm the following:

1. I am an
 - ☒ owner currently occupying my unit at the above-mentioned condominium
 - ☐ non-resident owner
 - ☐ other, describe: _____
2. I am 60 days or more in arrears:
 - ☒ No ☐ Yes
3. I or a "related person" are a party to any legal action to which the corporation is also a party:
 - ☒ No
 - ☐ Yes, attached is the required brief general description of the action
4. I have been convicted of an offence under the *Condominium Act* or under the regulations adopted thereto within the preceding 10 years:
 - ☒ No
 - ☐ Yes, attached is the required general description of the offence
5. I directly or indirectly, have a material interest in a contract or transaction to which the corporation or the declarant or declarant affiliate is a party, in a capacity other than as a purchaser, mortgagee, owner or occupier of a unit:
 - ☒ No
 - ☐ Yes, attached is the required description of the nature and extent of my interest in such contract or transaction

Deirdre Simons

Signature of candidate

2018-05-14

Date (yyyy-mm-dd)

☐ I have attached an introductory letter and/or above required descriptions.