

PERIODIC INFORMATION CERTIFICATE

Information for owners about the corporation

2018 June 20

**Ottawa Carleton Standard Condominium Corporation No. 947
The Merit**

1. GENERAL INFORMATION ABOUT THE CORPORATION

Property Manager: Barbara Ravanelli - bravanelli@cimanagement.ca
Mailing Address/
Address for service: Capital Integral Property Management
904 Lady Ellen Place
Ottawa, ON K1Z 5L5
ATTN: OCSCC 947

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 16 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

Bruce Bailey, Director, President, 2016 November 02 - 2018

Richard Hill, Director, Treasurer, 2016 November 02 - 2018

June Jones, Director, Secretary, 2017 November 28 - 2019

☒ d. has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act [Have been unable to access training module]

Stan Ages, Director, 2017 November 28 - 2019

☒ d. has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act [Have been unable to access training module]

Tom Donnelly, Director, 2016 November 02 - 2018

Not otherwise 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 947

Email Address: bravanelli@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.
Atrens-Counsel Insurance Commercial Package Policy No. 282602402	See attached certificate	\$10,000

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. 5

☐ 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: ☐ 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 \$723,430 (unaudited) as of 2018 March 31

The balance of the reserve fund at the beginning of the current fiscal year was \$554,425 (audited) as of 2017 July 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: \$210,000

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
Reserve Fund Study Updates Note: Not yet completed	\$5,500

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: 2% 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
Disclosure Information from Directors

CERTIFICATE OF INSURANCE

This is to certify that insurance described below has been effected with the Insurer(s) shown, subject to the terms and conditions of the policy applicable.

OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION NO. 947 AND ALL REGISTERED
UNIT OWNERS FROM TIME TO TIME AND ALL REGISTERED MORTGAGEES FROM TIME TO TIME

PROPERTY INSURED: 108 Lisgar Street
Ottawa, ON
K2P 1E1

TERM: January 8, 2018 **TO:** June 26, 2018

COMMERCIAL PACKAGE POLICY NO. 282602402

PROPERTY: Form: Comprehensive All Risk Policy
Amount of Insurance: \$63,000,000.00
Deductibles: \$ 5,000.00 STANDARD
\$ 10,000.00 SEWER BACKUP & WATER DAMAGE
\$ 10,000.00 FLOOD
\$ 150,000.00 EARTHQUAKE

Company: Royal & Sun Alliance Insurance Company 35%
Aviva Insurance Company of Canada 50%
Travelers Insurance Company of Canada 15%

COMPREHENSIVE GENERAL LIABILITY:

RSA	Limit of Liability:	\$5,000,000.00
RSA	Excess Limit of Liability:	\$5,000,000.00
NOVEX	2nd Excess Limit of Liability:	\$5,000,000.00

DIRECTORS AND OFFICERS LIABILITY:

RSA	Limit of Liability:	\$5,000,000.00
RSA	Excess Limit of Liability:	\$5,000,000.00
NOVEX	2nd Excess Limit of Liability:	\$5,000,000.00

BOILER AND MACHINERY:

Limit per Accident:	\$63,000,000.00
Company:	Aviva Insurance Company of Canada
Policy Number:	81638409-0001

This document is furnished as a matter of courtesy and only as information of the fact that Policies have been concurrently prepared. It is not a contract, confers no right upon any person and imposes no liability on the Insuring Companies. A Photocopy of this executed Certificate may be relied upon to the same extent as if it were an original executed certificate.

ATRENS-COUNSEL INSURANCE BROKERS
Part of Arthur J. Gallagher Canada Limited



Your Protection is Our Business

DIRECTOR DISCLOSURE

To: CCC/OCCC/OCSCC _____

CANDIDATE:

My name: June Jones

My mailing address (optional):

1001 - 108 Lisgar St
Ottawa, ON K2P 1E1

My Email Address (optional): june.jones9@gmail.com

My Telephone Number (optional): 613-422-1974

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

Date (yyyy-mm-dd)

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

DIRECTOR DISCLOSURE

To: CCC/OCCC/OCSCC 947

CANDIDATE:

My name: STAN AGES

My mailing address (optional):

1701-108 LISGAR

OTTAWA, ON §

My Email Address (optional): STANAGES@ROGERS.COM

My Telephone Number (optional): _____

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 - ☐ 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

Stanley Ages
Signature of candidate

June 18 / 18
Date (yyyy-mm-dd)

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