

## PERIODIC INFORMATION CERTIFICATE

*Information for owners about the corporation*

2019 January 02

**Ottawa Carleton Standard Condominium Corporation No. 1009  
Yard & Station**

### 1. GENERAL INFORMATION ABOUT THE CORPORATION

Property Manager: Yawar Khan - ykhan@cimanagement.ca (New)  
Mailing Address/  
Address for service: Capital Integral Property Management  
904 Lady Ellen Place  
Ottawa, ON K1Z 5L5  
ATTN: OCSCC 1009

The corporation has an email address or other method of electronic communication for receiving requests for records, in addition to the addresses identified above: ocsc1009@gmail.com

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](http://www.cimanagement.ca) with relevant documentation. Therefore a Request for Records is not necessary for most core documentation. Note: The CIPM Portal is not yet up to date.

#### 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

Daniel Marchand, Director, President, 2017 March 20 - 2019

Judith Stanfield, Director, Secretary, 2017 March 20 - 2019

Aaron Del Duca, Director, Treasurer, 2018 July 10 - 2020

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 1009

Email Address: ocsc1009@gmail.com

### 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.
Aviva Insurance Company Of Canada Policy Number 81750495 Expiring 2019 November 04	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 NOT accurate and may result in:

- ☒ a surplus of: \$26,659 ☐ 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 \$65,408 (unaudited) as of 2018 October 31

The balance of the reserve fund at the beginning of the current fiscal year was \$4,840 (audited) as of 2018 January 31.

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: \$81,000

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
<b>Expenditures Anticipated in the Reserve Fund Study:</b>	
Year 1 Performance Audit and Comprehensive Reserve Fund Study Note: as of 2018 October 31, \$508.50 has been spent	\$7,300

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: 2.5% increase in contributions per year, until the next Reserve Fund Study 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, the warranty process is underway. This building is a "retrofit" and although Tarion is not involved directly with the deficiency repairs, the Corporation is still following the Tarion guidelines with the builder Morley Hoppner.

## 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



GIFFORD ASSOCIATES  
INSURANCE BROKERS INC.



## **Certificate of Insurance**

as represented by  
AVIVA INSURANCE COMPANY OF CANADA  
(Herein called the Company)

INSURED: Ottawa Carleton Standard Condominium Corporation Number 1009

ADDITIONAL INSURED: All Registered Unit Owners From Time To Time

LOCATION OF RISK: 12 Stirling Avenue, Ottawa ON K1Y 1P8

AMOUNT OF INSURANCE ON BUILDING: \$8,135,000.00

DEDUCTIBLES:  
All Other Perils: \$2,500.00  
Earthquake: 5% of \$8,135,000.00 (Minimum of \$100,000.00)  
Flood: \$15,000.00  
Sewer backup, Water Damage & Freezing: \$5,000.00

EFFECTIVE & EXPIRY DATES: November 4, 2018 to November 4, 2019

LOSS PAYABLE: THE INSURED AND ALL REGISTERED MORTGAGEES WHO ARE FROM TIME TO TIME SECURED BY THE LANDS AND PROPERTIES OF OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION NUMBER 1009.

### DIRECT DAMAGE

The Company named above hereby cover the Insured for the perils of insurance described, subject to the terms and conditions of POLICY NUMBER 81750495 and its attached forms.

This Certificate verifies that full Insurance of Value based on the replacement cost, as provided by the Insured at the inception of the policy and each subsequent renewal thereof, has been effected on all buildings owned by the Corporation, excluding Individual Owners Improvements made at the time of or after the original purchase or as described in the standard unit bylaw.

The Insurance reads in the name of and the persons who from time to time become owners of individual units.

### LIABILITY INSURANCE

This Certificate further certifies that the interests of the OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION NUMBER 1009 and the persons who from time to time become owners of individual units are covered for Comprehensive General Liability under POLICY NUMBER 81750495 of this Insurer, such provides protection 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.

This policy may be cancelled at any time on written consent of the Condominium Corporation to the Insurer, or by the Insurer giving sixty days notice in writing to the Insured. Cancellation must be in accordance with the cancellation clause contained in the Master Policy.

In witness thereof, the Insurer through their duly Authorized Representative for this purpose have executed this agreement. Dated at Ottawa, Ontario this 4<sup>th</sup> day of November 2018.

It is understood that this Certificate does not purport to describe all of the terms and conditions of the policies described above. Reference should be made to the Master Policies as effected by the Board of Directors of the Condominium Corporation.



## DIRECTOR DISCLOSURE

To: CCC/OCCC/OCSCC 1009

### CANDIDATE:

My name: AARON DELDUCA

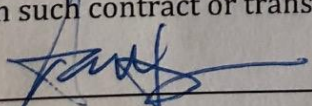
My mailing address (optional):  
\_\_\_\_\_  
\_\_\_\_\_, ON \_\_\_\_\_

My Email Address (optional): aaron.delduca@gmail.com

My Telephone Number (optional): 613.863.5787

**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

2018.07.10  
Date (yyyy-mm-dd)

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