

PERIODIC INFORMATION CERTIFICATE

Information for owners about the corporation

2018 June 13

Ottawa Carleton Standard Condominium Corporation No. 1020
Two The Parkway

1. GENERAL INFORMATION ABOUT THE CORPORATION

Property Manager: Denise Stimson - dstimson@cimanagement.ca
Mailing Address/
Address for service: Capital Integral Property Management
904 Lady Ellen Place
Ottawa, ON K1Z 5L5
ATTN: OCSCC 1020

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 N/A. The Board has not passed an electronic communication resolution, however management is updating the Owner Portal for the corporation at www.cimanagement.ca with relevant documentation so that a Request for Records is not necessary for most core documentation.

Number of leased units

The corporation's understanding is 8 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

Greg Brown, Director, President, OOP 2017-2019
Danny Baldwin, Director, Vice-President, 2017-2018
Marion Molloy, Director, Treasurer, 2017-2018
Judy Rash, Director, Secretary, 2017-2019
Katherine Haramis, Director, 2017-2018

Not applicable:

- ☐ 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 1020

Email Address: dstimson@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.
Aviva Insurance Company Of Canada Policy Number 81768773	See attached certificate	\$5,000

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 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:

☐ 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 \$3,540 (un-audited) as of 2017 December 31

The balance of the reserve fund at the beginning of the current fiscal year was \$0(un-audited) as of 2017 April 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: \$37,720

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

Description of expenditure	Amount
None.	

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: N/A until the first reserve fund study is completed and Reserve Funding Plan approved

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

☐ Yes

☒ No, the Tarion warranty process is underway.

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.

☒ N/A

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



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 1020

ADDITIONAL INSURED: All Registered Unit Owners From Time To Time

LOCATION OF RISK: 2 The Parkway, Kanata ON K2K 2B6

AMOUNT OF INSURANCE ON BUILDING: \$20,359,000.00

DEDUCTIBLES:
All Other Perils: \$5,000.00
Earthquake: 5% of \$20,359,000.00 (Minimum of \$100,000.00)
Flood: \$15,000.00
Sewer backup, Water Damage & Freezing: \$5,000.00

EFFECTIVE & EXPIRY DATES: April 1, 2018 to April 1, 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 1020.

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 81768773 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 OTTAWA CARLETON STANDARD CONDOMINIUM CORPORATION NUMBER 1020 and the persons who from time to time become owners of individual units are covered for Comprehensive General Liability under POLICY NUMBER 81768773 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 1st day of April 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.