

YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1253

March 18, 2020



Dear Fountains Owners,

On behalf of the Fountains Condominiums Court Appointed Administrator, Dean McCabe, please find enclosed the approved Operating Budget for Y.R.S.C.C. No. 1253 for the fiscal year beginning April 1, 2020 to March 31, 2021.

You may also find attached:

- Individual Suite Fee Letter
- Pre-Authorized Payment (PAP) Form
- Insurance Certificate
- The Third Quarter PIC
- Owner/Occupant Registration Form

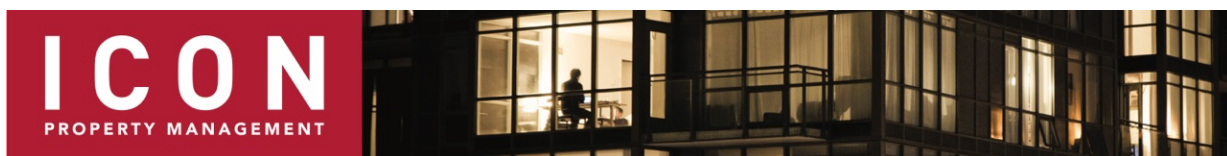
In the preparation of the 2020-2021 budget, the Court Appointed Administrator, Board of Directors and Property Management have reviewed all expenses and contracts with the intent of limiting increases of the maintenance fees for 2020-2021 wherever possible. However, we also have ensured that the budget reflects reasonable and prudent assessment of the expenses that we expect to incur this fiscal year in order to maintain the building to the standard that all owners and residents expect.

The new budget represents an increase of **4.74%** in common element fees retroactively effective April 1, 2020. The Special Assessment that was placed on the Corporation for the fiscal year of 2019-2020 has been completed.

With regard to payment of the increased fees, if you are already set-up with Pre-authorized payment (PAP) by debit, you are not required to submit anything, as the new maintenance fee amounts will be increased automatically as of April 1, 2020. We only request that you take note of the change and ensure that funds are made available for Pre-Authorized Payment (PAP) where applicable to avoid any issues that could create late payment charges.

If you are not on the PAP system, but would like to enrol, we would be pleased to set up any owners that would like to do so. The PAP Form is attached, that must be submitted with a VOID Cheque/Bank Account Information Form. If you have any questions, please contact Property Management.

Alternatively, you may provide the office with 12 post-dated cheques dated April 1, 2020 to March 31, 2021 in the amount noted for your suite. Please submit cheques on or before March 25, 2020. Cheques should be made payable to Y.R.S.C.C. No. 1253. Please indicate your suite number on each cheque and drop them off at the Concierge Desk or Property Management office. Cheques may also be mailed to the Management Office at 75 North Park Road, Thornhill, Ontario, L4J 0H8.



YORK REGION STANDARD CONDOMINIUM CORPORATION No. 1253

Comments on Expenditures:

Reserve Fund

The Reserve Fund is used to pay for major repairs and replacements. The Special Assessment that took place throughout the 2019-2020 fiscal year has allowed for the replenishment of the Reserve Fund. The Form 15 recommends a 16.51% contribution increase for 2020. The projections for infrastructure repair and replacement to our building will require we maintain this fund at the recommended level, so that we can continue to keep The Fountains in a state of good repair.

Utilities

Governmental policies and market fluctuations affecting utility rates are sometimes unpredictable. Management has been looking at our gas, water and sewage, and waste expenditures to see if there is any way that we can reduce our spending through modernization of equipment or conservation efficiencies.

Contracts:

We are continuing to evaluate all contracts in order to ensure that we are receiving good service for a reasonable cost. Many contracts are subject to normal cost of living increases and this is reflected in the modest increases in most contracts. There are also sometimes unusual market forces that can cause larger than normal increases (such as cleaning supplies due to the Covid-19 Virus).

Repairs and Maintenance:

The increases seen to this area of the budget are planned in order to allow us to undertake necessary repairs to this building. We hope to try and reduce the amount of unexpected repairs by doing preventative maintenance work such as stack cleaning, and heat pump condensate line flushing. We have begun completing some major maintenance to many stacks in all three buildings.

Resident Information Form

We urge all owners to ensure that an up-to-date Owner/Tenant information form is on file with Management. This information assists with a number of important functions:

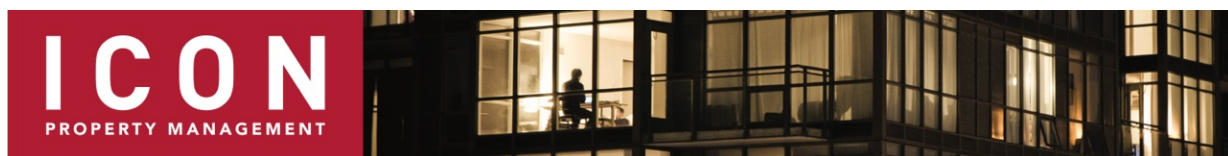
- It ensures that the administration work required to begin the new fiscal year can be completed on schedule.
- It ensures that we have an accurate list of all owners and residents of the building, including information about pets and residents requiring assistance in the case of an emergency.
- By providing your email, it allows us to communicate with you easily for both routine and emergency notifications through Condo Control.

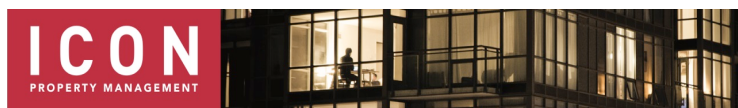
All owners who are renting their units are required by legislation to provide the corporation with the lessee's name, the owner's address and a copy of the lease within 30 days. If you have not done so already, please send a copy of any current leases to the Property Management office.

Sincerely,

Mary Leva

Property Manager
ICON Property Management
Y.R.S.C.C. 1253





YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1253
APPROVED BUDGET FOR THE FISCAL YEAR FROM APRIL 1, 2020 TO MARCH 31, 2021

	Current Year	Current Year	New Fiscal	%
	Budget	Projected Y/E	Year Budget	Increase
REVENUES				
Common Fee Income	\$2,804,514	\$2,804,205	\$2,937,431	4.74%
Bicycle Room / Rack Income	\$660	\$120	\$600	
Guest Suite Rental Income	\$21,000	\$17,700	\$17,000	
Interest Income	\$2,200	\$5,548	\$3,500	
Locker Income	\$0	\$411	\$0	
Key Income	\$8,000	\$4,435	\$4,000	
Other Income	\$6,000	\$162,453	\$0	
Parking Income	\$24,000	\$14,162	\$15,000	
Party Room Income	\$20,000	\$16,025	\$15,000	
Special Assessment Income	\$1,081,860	\$1,083,041	\$0	
TOTAL REVENUES	\$3,968,234	\$4,108,100	\$2,992,531	-24.59%
EXPENSES				
Administration				
Administrator Expense	\$0	\$25,763	\$20,000	
A.G.M. & Meetings	\$7,500	\$11,945	\$7,500	
Audit	\$5,000	\$11,046	\$7,500	
Bank Charges	\$2,000	\$2,251	\$2,160	
CAO Fees	\$7,064	\$4,950	\$4,473	
Locker Lease	\$0	\$0	\$3,600	
Legal	\$20,000	\$217,767	\$70,000	
Miscellaneous Expense	\$6,500	\$2,227	\$0	
Office	\$5,000	\$11,577	\$9,600	
Performance Audit	\$15,000	\$2,599	\$3,000	
Office Equipment Lease	\$3,400	\$4,648	\$3,000	
Printing & Photocopying	\$5,000	\$1,191	\$4,800	
Elevator Licensing	\$1,200	\$5,574	\$3,600	
Total Administration	\$77,664	\$301,538	\$139,233	79.28%
Contracts				
HVAC Contract - Chiller	\$14,500	\$18,185	\$0	
Cleaning / Janitorial Contract	\$250,000	\$304,255	\$357,751	
Security Service Contract	\$272,091	\$247,391	\$307,709	
Elevator Monitoring Contract	\$53,000	\$54,434	\$55,596	
Fire Alarm Monitoring Contract	\$1,500	\$497	\$1,200	
Fire Protection Contract	\$17,838	\$23,208	\$22,785	
Fitness Equipment Contract	\$3,750	(\$1,189)	\$3,000	
Landscaping & Snow Removal Contract	\$45,000	\$45,150	\$45,600	
HVAC Contract - Maintenance	\$27,600	\$26,911	\$64,586	
Fancoil Contract	\$22,000	\$9,678	\$20,000	
Management Fees	\$205,476	\$197,451	\$186,450	
Odour Control Contract	\$4,000	\$3,327	\$3,300	
Pest Control Contract	\$2,600	\$2,573	\$1,800	
Superintendent Contract	\$114,000	\$53,669	\$0	
Waste Disposal	\$3,000	\$5,656	\$4,800	
Water Feature Maintenance Contract	\$18,000	\$4,470	\$4,200	
Water Treatment	\$3,600	\$2,697	\$3,000	
Window Cleaning	\$12,000	\$13,899	\$15,000	
Total Contracts	\$1,069,955	\$1,012,262	\$1,096,778	2.51%
Insurance				
Insurance	\$100,000	\$106,328	\$103,227	
Insurance Deductible	\$85,000	\$0	\$25,000	

Total Insurance	\$185,000	\$106,328	\$128,227	-30.69%
Repairs & Maintenance				
Access Control	\$8,000	\$1,576	\$2,000	
General Building R&M	\$29,000	\$48,135	\$35,000	
Carpet Cleaning	\$8,000	\$3,628	\$5,500	
Catch Basins R&M	\$11,000	\$2,939	\$6,000	
Door, Locks and Keys	\$11,500	\$13,463	\$12,000	
Electrical R&M	\$30,000	\$23,111	\$18,000	
Elevator R&M	\$10,000	\$8,710	\$8,000	
Fire Protection System R&M	\$15,000	\$49,610	\$20,000	
Garage Cleaning	\$5,950	\$7,345	\$5,400	
Garage Door R&M	\$4,500	\$2,233	\$2,500	
Garbage Bins / Chutes	\$5,500	\$3,364	\$3,000	
General Repairs and Hardware	\$7,000	\$20,961	\$5,000	
Generator R&M	\$3,500	\$3,931	\$4,000	
Guest Suite R&M	\$16,200	\$11,483	\$13,000	
HVAC R&M	\$45,000	\$39,026	\$15,000	
Irrigation System R&M	\$2,500	\$1,565	\$2,500	
Landscape R&M	\$10,000	\$4,453	\$5,000	
Pest Control - Non-Contract	\$2,000	\$1,074	\$2,000	
Plumbing R&M	\$50,000	\$107,469	\$50,000	
Pool R&M	\$6,000	\$5,844	\$6,000	
Recreation Amenities	\$4,500	\$14,053	\$12,000	
Roof Anchor Inspection	\$1,400	\$3,069	\$1,400	
Security Extra Covergar	\$7,500	\$5,085	\$5,000	
Security System R&M	\$10,000	\$15,349	\$5,000	
Signs	\$2,000	\$2,834	\$2,500	
Waste Disposal - non-contract	\$3,700	\$0	\$0	
Window R&M	\$2,500	\$0	\$1,000	
Total Repairs & Maintenance	\$312,250	\$400,310	\$246,800	-20.96%
Supplies				
Supplies - Cleaning	\$8,300	\$8,872	\$12,000	
Total Supplies	\$8,300	\$8,872	\$12,000	44.58%
Utilities				
Gas	\$150,000	\$143,970	\$153,000	
Hydro	\$460,000	\$437,293	\$458,935	
Hydro Recovery	(\$145,000)	(\$139,396)	(\$142,270)	
Telephone	\$12,000	\$9,201	\$12,000	
Water - Storm Water Charge	\$0	\$0	\$0	
Water & Sewer	\$265,000	\$285,632	\$310,000	
Total Utilities	\$742,000	\$736,700	\$791,665	6.69%
Other Expenses				
Guest Suite Mortgage	\$44,400	\$43,856	\$42,660	
CEF - Corporate Owned Assets	\$0	\$16,352	\$13,008	
Carpet Rental	\$8,500	\$8,286	\$11,500	
Total Other Expenses	\$52,900	\$68,493	\$67,168	26.97%
Reserve Transfers				
Reserve Transfer	\$438,305	\$438,305	\$510,660	
Total Reserve Transfers	\$438,305	\$438,305	\$510,660	16.51%
TOTAL EXPENSES	\$2,886,374	\$3,072,808	\$2,992,531	3.68%
Surplus / (Deficit)	\$1,081,860	\$1,035,292	\$0	

YRSCC 1253

ICON PROPERTY MANAGEMENT LTD.
YRSCC 1253- Management Office
365 Evans Avenue, Suite 601
Etobicoke, Ontario, M8Z 1K2
T: 416-236-7979
F: 416-236-7977

For Office Use Only

YRSCC No. 1253 Unit No: _____

Start Date: _____

Fees \$ _____ Adjustments \$ _____

PRE-AUTHORIZED PAYMENT PLAN AGREEMENT

Authorization to Draw and Issue Cheques for Monthly Payments

I/WE the undersigned hereby authorize YORK REGION STANDARD CONDOMINIUM CORPORATION NO. 1253 to draw and issue cheques, payable to the Corporation for payment of all monthly instalments for Condominium Common Expense payments for _____ North Park Road, Unit No. _____ which becomes due on the first day of each month.

BANKING INFORMATION

TYPE OF ACCOUNT: _____

BRANCH TRANSIT NO: _____ ACCOUNT NO: _____

I/We hereby authorize _____ to pay and debit my/our account noted herein
(Name of Bank)

Accordingly, all cheques drawn on said account by the Corporation on my/our behalf and payable to the Corporation. The treatment of any such cheque shall be the same as if I/we had personally signed and issued the same cheque, authorizing you to pay as indicated and to debit the amount specific to my/our account. Any delivery of this authorization to you constitutes delivery by me/us.

SIGNED AT: _____ THIS _____ DAY OF _____ 20____

(Signature)

(Signature)

(Print Name)

(Print Name)

Mailing Address: _____

Telephone No: _____

Telephone No: _____

Email address: _____

Email address: _____

All depositors must sign if more than one signature is required on the cheques issued against the account.

Please mail, fax, or deliver this form and a void cheque to:

ICON PROPERTY MANAGEMENT LTD.

Management Office, 365 Evans Ave. Suite 601, Etobicoke, Ontario M8Z 1K2

Fax No: (416) 236-7977

Thirty days advance notification is required to cancel the pre-authorized payment plan.

**REMEMBER TO ATTACH A BLANK "VOID" CHEQUE
PLEASE READ THE TERMS AND CONDITIONS ON THE REVERSE**

PRE-AUTHORIZED PAYMENTS - TERMS AND CONDITIONS

"I (We) acknowledge that this Authorization is provided for the benefit of the Payee and (Processing Institution) and consideration of (Processing Institution) agreeing to process debits against my/our account in accordance with the Rules of the Canadian Payments Association".

"I(We) warrant and guarantee that all persons whose signatures are required to authorize withdrawals from the Account have signed this Agreement".

"I(We) hereby authorize the Payee to issue Pre-Authorized Debits (as defined in Rule H4 of the Rules of the Canadian Payments Association) (the PAP) drawn on the Account, for the following purpose": **Payment of Monthly Common Element Fees Due on the First of Each Month.**

"I(We) may cancel the Authorization at any time upon providing written notice to the Payee".

"I(We) acknowledge that provision and delivery of the Authorization to the Payee constitutes delivery by me/us to the Processing Institution. Any delivery of the Authorization to the Payee, regardless of the method of delivery, constitutes delivery by me/us".

"I(We) undertake to inform (Name of Payee) in writing of any change in the account information provided this authorization prior to the next due date of the PAP".

"I(We) acknowledge that the (Processing Institution) is not required to verify that a PAP has been issued in accordance with the particulars of the Payor's Authorization including, but not limited to the amount".

"I(We) acknowledge that (Processing Institution) is not required to verify that any purpose of payment which the PAP was issued has been fulfilled by the (Name of Payee) as a condition to honouring a PAP issued or caused to be issued by (Name of Payee) on (Name of Payor) account".

"Revocation of this Authorization does not terminate any contract for goods or services that exists between (Name of Payor) and (Name of Payee). The Payor's Authorization applies only to the method of payment and does not otherwise have any bearing on the contract for goods or services exchanged".

"A PAP may be disputed by a Payor under the following conditions:

1. the PAP was not drawn in accordance with the Payor's Authorization; or
2. the Authorization was revoked; or
3. Pre-notification was not received.

The Payor, in order to be reimbursed, acknowledges that a declaration to the effect that either (1), (2) or (3) took place, must be completed and presented to the branch of the Processing Institution holding the Payor's Account up to and including 90 calendar days in the case of a personal household PAP (or up to and including 10 business days in the case of a business PAP). After the date on which the PAP in dispute was posted to the Payor's Account.

The Payor acknowledges that a claim on the basis that the Payor's Authorization was revoked, or any other reason, is a matter to be resolved solely between the Payee and the Payor when disputing any PAP after (90 calendar days in the case of a personal/household PAP or 10 business days in the case of a business PAP).

Periodic Information Certificate

Information for owners about the corporation

Introduction

This PDF form can be filled out electronically and then saved or printed. When filled out electronically, the form is dynamic – for example, text boxes will expand as you enter information, and checking certain boxes may cause items to appear or disappear as necessary. The blank form can also be printed in full, and then filled out in hard copy. If you are filling out the form in hard copy and you need more space, you may enclose additional sheets of paper with the form.

1. General information about the corporation

Name of the condominium corporation

York Region Standard Condominium Corporation No. 1253

The address for service of the corporation

Unit Number	Street Number 75	Street Name North Park Road	PO Box
City/Town Thornhill	Province Ontario	Postal Code L4J 0H8	

The condominium manager, management provider, or any other person responsible for management of the property ☐ Not applicable

Name	Address for Service	Email Address (optional)
i. Mary Leva	ICON Property Management 365 Evans Avenue, Suite 601, Etobicoke, ON, M8Z 1K2	mary@iconpm.ca

Additional ways to deliver requests for records to the corporation

The corporation has a mailing address for receiving requests for records, in addition to the addresses for service identified above ☒ Not applicable

The corporation has an email address or other method of electronic communication for receiving requests for records, in addition to the addresses identified above: ☐ Not applicable

recordrequest@iconpm.ca

Instruction for the person filling out this form: If a corporation keeps a record in electronic form, the board is required to pass a resolution setting out the method of electronic communication that a requester can agree to (in a request for records) as the record delivery method. If the corporation has passed such a resolution, the method of electronic communication is:

Email-recordrequest@iconpm.ca

Number of leased units

The corporation has received notice under s. 83 of the *Condominium Act, 1998* that 278 unit(s) was/were leased during the current fiscal year.

2. Directors and officers of the corporation

Name	Position/Title	Address for Service	Email Address (optional)
i. Dean McCabe	<input type="checkbox"/> Director <input checked="" type="checkbox"/> Officer Title Court Appointed Officer	Management Office 75 North Park Road, Thornhill, ON, L4J 0H8	

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.
i. CISP00555 Standard	\$10,000	
ii. CISP00555 Water Damage	\$50,000	
iii. CISP00555 Sewer Back Up	\$50,000	
iv. CISP00555 Overland Flooding	\$25,000	
v. CISP00555 Earthquake	\$100,000	

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

☐ Yes ☒ No

If no, an explanation may be provided here

Not Applicable

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 bylaw number is 3

☐ The standard unit is not described in a bylaw made under s. 56 (1) (h) of the *Condominium Act, 1998*

If the standard unit is not described under s. 56 (1) (h) of the *Condominium Act, 1998* the corporation may have 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.

If no certificate or memorandum of insurance for each of the corporation's current insurance policies is enclosed, then an explanation may be provided here

Not Applicable

4. Financial information about the corporation

Budget

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

- ☐ a surplus of: _____
- ☐ a deficit of: _____
- ☒ neither a surplus nor a deficit

Reserve Fund

The balance in the reserve fund \$1,154,523.28	Date (yyyy/mm/dd) (the last day of the quarter to which the information certificate relates) 2020/12/31
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The balance of the reserve fund at the beginning of the current fiscal year was:
\$904,461.00

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:
\$438,305.00

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
i. Garage Suspended Floor Slabs- Local Concrete Repairs	\$37,740.00
ii. Garage Suspended Floor Slabs- Substantial Replacement	\$295,800.00
iii. Garage Miscellaneous Repair Allowance	\$5,406.00
iv. Periodic Inspection	\$2,754.00
v. Garage Walls- Periodic Inspection	\$45,060.00
vi. Garage Doors- Repair	\$2,142.00
vii. Roof Maintenance	\$5,508.00
viii. Exterior Walls- Leakage Repair Allowance	\$22,440.00
ix. Office Furniture and Equipment	\$4,488.00
x. Change Rooms- Renovation	\$21,420.00
xi. Miscellaneous Pumps- Replacement	\$8,670.00
xii. Distribution System- Pipe Repairs- 75 North Park Road	\$21,420.00
xiii. Distribution System- Pipe Repairs- 85 North Park Road	\$21,420.00
xiv. Distribution System- Pipe Repairs- 95 North Park Road	\$13,260.00
xv. Chemical Water Treatment System	\$9,180.00
xvi. Service Area Fans	\$8,160.00
xvii. AC Unit Replacement	\$25,500.00
xviii. Sauna Equipment	\$6,528.00
xix. Garage Light Fixtures	\$37,740.00
xx. Common Area Light Fixtures- Lobby 75/85 North Park Road	\$9,180.00
xxi. Common Area Light Fixtures- 75 North Park Road	\$17,340.00
xxii. Common Area Light Fixtures- 85 North Park Road	\$16,320.00
xxiii. Common Area Light Fixtures- 95 North Park Road	\$9,180.00
xxiv. Exterior Light Fixtures	\$12,240.00
xxv. CCTV-Upgrades	\$27,540.00

Description of expenditure	Amount
xxvi Heat Tracing- Electric Heating	\$21,420.00
xxvii Ramp Heating	\$17,340.00
xxviii Automatic Door Operators	\$51,000.00
xxix Accessibility Retrofit	\$51,000.00
xxx Elevator- Safety Code Contingency	\$24,480.00
xxxi Elevators- Load Testing- 75 North Park Road	\$11,220.00
xxxii Elevators- Load Testing- 85 North Park Road	\$11,220.00
xxxiii Elevators- Load Testing- 95 North Park Road	\$11,220.00
xxxiv Mechanical/Electrical Contingency Allowance	\$33,660.00

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
There are no plans to increase the reserve fund other than the annual contributions outlined in the Notice of Future Funding.

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

If Yes, ▼

1. Style of Cause or Case name Ontario Superior Court of Justice Claim CV-15-521819	Status Active
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There are damages, compensation or costs claimed by the corporation in this legal action: ☐ Yes ☒ No

There are damages, compensation or costs claimed against the corporation in this legal action: ☒ Yes ☐ No

► Total amount claimed against the corporation is \$1,000,000.00 ☐ Do Not Know

An insurer under an insurance policy of the corporation: (Please select one that applies)

☐ 1. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is covered by the policy;

☒ 2. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is not covered by the policy;

☐ 3. has not provided information to the corporation whether or not any portion of the damages, compensation or costs claimed against the corporation is covered;

The corporation has made a claim under an insurance policy in respect of the damages, compensation or costs claimed against the corporation: ☐ Yes ☒ No

An insurer has informed the corporation whether any portion of the legal costs or expenses incurred by the corporation in connection with this legal action are covered by an insurance policy: ☐ Yes ☒ No

The corporation has made a claim under an insurance policy in respect of any portion of the legal costs or expenses incurred by the corporation in connection with this legal action: ☐ Yes ☒ No

2. Style of Cause or Case name Court File no. SC17001138390000	Status Active
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There are damages, compensation or costs claimed by the corporation in this legal action: ☐ Yes ☒ No

There are damages, compensation or costs claimed against the corporation in this legal action: ☒ Yes ☐ No

► Total amount claimed against the corporation is \$25,000.00 ☐ Do Not Know

An insurer under an insurance policy of the corporation: (Please select one that applies)

- ☐ 1. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is covered by the policy;
- ☐ 2. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is not covered by the policy;
- ☐ 3. has not provided information to the corporation whether or not any portion of the damages, compensation or costs claimed against the corporation is covered;

The corporation has made a claim under an insurance policy in respect of the damages, compensation or costs claimed against the corporation: ☐ Yes ☒ No

An insurer has informed the corporation whether any portion of the legal costs or expenses incurred by the corporation in connection with this legal action are covered by an insurance policy: ☐ Yes ☒ No

The corporation has made a claim under an insurance policy in respect of any portion of the legal costs or expenses incurred by the corporation in connection with this legal action: ☐ Yes ☒ No

3. Style of Cause or Case name

Ontario Superior Court of Justice Claim CV-17-579464

Status

Active

There are damages, compensation or costs claimed by the corporation in this legal action: ☐ Yes ☒ No

There are damages, compensation or costs claimed against the corporation in this legal action: ☒ Yes ☐ No

► Total amount claimed against the corporation is \$1,000,000.00 ☐ Do Not Know

An insurer under an insurance policy of the corporation: (Please select one that applies)

- ☒ 1. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is covered by the policy;

The amount of the coverage according to the information provided by the insurer is
(please provide the amount of coverage for each claim against the corporation in this legal action)
10 million

- ☐ 2. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is not covered by the policy;

- ☐ 3. has not provided information to the corporation whether or not any portion of the damages, compensation or costs claimed against the corporation is covered;

The corporation has made a claim under an insurance policy in respect of the damages, compensation or costs claimed against the corporation: ☒ Yes ☐ No

An insurer has informed the corporation whether any portion of the legal costs or expenses incurred by the corporation in connection with this legal action are covered by an insurance policy: ☒ Yes ☐ No

► The amount of the coverage according to the information provided by the insurer is (please provide the amount of coverage for each claim against the corporation in this legal action) ☒ Do Not Know

The corporation has made a claim under an insurance policy in respect of any portion of the legal costs or expenses incurred by the corporation in connection with this legal action: ☐ Yes ☒ No

4. Style of Cause or Case name

CV-18-595828

Status

Notice of Action Issued

There are damages, compensation or costs claimed by the corporation in this legal action: ☒ Yes ☐ No

► Total amount claimed by the corporation is \$1,000,000.00 ☐ Do Not Know

There are damages, compensation or costs claimed against the corporation in this legal action: ☐ Yes ☒ No

An insurer under an insurance policy of the corporation: (Please select one that applies)

- ☐ 1. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is covered by the policy;
- ☐ 2. has informed the corporation that the damages, compensation or costs (or any portion thereof) claimed against the corporation is not covered by the policy;

☐ 3. has not provided information to the corporation whether or not any portion of the damages, compensation or costs claimed against the corporation is covered;

The corporation has made a claim under an insurance policy in respect of the damages, compensation or costs claimed against the corporation: ☐ Yes ☒ No

An insurer has informed the corporation whether any portion of the legal costs or expenses incurred by the corporation in connection with this legal action are covered by an insurance policy: ☐ Yes ☒ No

The corporation has made a claim under an insurance policy in respect of any portion of the legal costs or expenses incurred by the corporation in connection with this 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

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.

Note for common elements condominium corporations: If your corporation is a common elements condominium corporation, all references in this form to "unit(s)" should be read as references to "common interest(s) in the corporation," and all references to "unit owner(s)" should be read as references to "the owner(s) of a common interest in the corporation".

CERTIFICATE OF INSURANCE

This is to certify that the policies of Insurance as herein described have been issued to the following Named Insured and are in full force and effect as of the date of this Certificate.

Named Insured: **York Region Standard Condominium Corporation 1253** and All Registered Unit Owners and All Registered Mortgagees As Their Interest May Appear from time to time

Location Address: 75 North Park Road, Thornhill, ON L4J 0H8
85 North Park Road, Thornhill, ON L4J 0H9
95 North Park Road, Thornhill, ON L4J 0J1

Policy Period: April 30, 2019 to March 31, 2020
12:01 am standard time at the postal address of the Named Insured

Additional Insured: Duka Property Management Inc.
(only with respect to liability arising out of the operations of the Named Insured)

Coverage:

<u>Commercial Property:</u>	XL Specialty Insurance Company / CNA Canada / Chubb Insurance / Starr Technical Risks Canada Inc.	Policy # CISP00555
Limit of Insurance:	\$ 119,831,935	Residential Condominium <i>(Includes \$16,985 Gross Rents – Subject to 24 Hours Waiting Period)</i>
Deductibles:	\$ 10,000	Standard
	\$ 50,000	Water Damage
	\$ 50,000	Sewer Backup
	\$ 25,000	Overland Flooding
	\$ 100,000	Earthquake
<u>Boiler and Machinery:</u>	XL Specialty Insurance Company	Policy # CISP00555
Property Damage Limit:	\$ 119,831,935	
Deductibles:	\$ 5,000	All HVAC (Heating, Ventilation, Air Conditioning) Equipment
	\$ 2,500	All Other Objects
<u>Crime:</u>	Chubb Insurance	Policy # 82461339 - 409
Employee Dishonesty	\$ 250,000	
Deductible:	\$ 1,000	
<u>Commercial General Liability:</u>	XL Specialty Insurance Company / Markel International	Policy # CISGL00555
Limit of Liability:	\$ 10,000,000	
Deductibles:	\$ 5,000	Bodily Injury / Property Damage
<u>Directors and Officers Liability:</u>	Encon Group Inc.	Policy # NP-520906 - 0491
Limit of Liability:	\$ 10,000,000	
Human Rights Defence Costs:	Included	
<u>Legal Expense Coverage:</u>	Brit Syndicate 2987 at Lloyd's	Policy # BLS0000193
Limit of Insurance:	\$ 200,000	
Aggregate Limit:	\$ 1,000,000	

This insurance afforded is subject to the terms, conditions and exclusions of the applicable policy. This Certificate is issued as a matter of information only and confers no rights on the holder and imposes no liability on the Insurer.

Condominium Insurance Solutions
Powered By Benson Kearley IFG



Authorized Representative
Date: April 30, 2019
E. & O. E



OWNER/OCCUPANT REGISTRATION FORM

The completion of this form is requested by Management to record the Owners/Occupants of the building. This information assists Management and the Board of Directors to know occupants; the responsible parties; and, whom to contact for emergencies and notices. If the information changes in the future, please advise Management accordingly to update records.

Suite No: _____

Date: _____
Month Day Year

Address: [] 75 [] 85 [] 95 North Park Road, Thornhill ON

OWNER'S INFORMATION

First Name: _____

Last Name: _____

First Name: _____

Last Name: _____

Address (if different from building's address)

Street name and number: _____

City, province: _____

Postal Code: _____

Telephone No: (_____) _____

(_____) _____

Email: _____

TENANT'S NAME(S):

First Name: _____

Last Name: _____

First Name: _____

Last Name: _____

CONTACT INFORMATION

Telephone No: (H) _____ (B) _____

Cellphone/Other: _____

Email Address: _____



VEHICLE INFORMATION

1. Locker No. _____ Level: _____ Parking Space No. _____ Level: _____

Colour & Make of Vehicle: _____ License Plate No. _____

2. Locker No. _____ Level: _____ Parking Space No. _____ Level: _____

Colour & Make of Vehicle: _____ License Plate No. _____

DIRECTORY BOARD IN LOBBY

Would you like to be added to the directory board? Yes _____ No _____

Name to be programmed: _____

Phone Number to be programmed: _____

EMERGENCY CONTACT

Name: _____ Phone Number: _____

Relation to Tenant: _____

GENERAL INFORMATION

Do you have pets? ☐ Yes ☐ No

Pet's Name: _____ Colour: _____ Breed: _____

Do you have an in-suite alarm? ☐ Yes ☐ No

Service Contract With: _____

Would you require any assistance in an emergency? ☐ Yes ☐ No

Please list the names and any limiting conditions in your unit who, due to a medical/physical/emotional condition, might require special assistance during an emergency or evacuation situation:

Name: _____

Condition/Type of Assistance Required: _____

Name: _____

Condition/Type of Assistance Required: _____



PACKAGES:

Do you give permission to Management Personnel to sign for your packages? [☐] Yes [☐] No

FOBS/GARAGE REMOTE

Fob # _____

Garage Remote # _____

Fob # _____

Garage Remote # _____

Date this _____ day of _____, 20_____