

Instruction

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
HALTON CONDOMINIUM CORPORATION NO. 78

The address for service of the corporation

| | | | |
|-----------------------|----------------------|-------------------------------|------------------------|
| Unit Number | Street Number 151 | Street Name Randall Street | PO Box |
| City/Town Oakville | | Province Ontario | Postal Code L6J 1P5 |

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. CENTRAL ERIN PROPERTY MANAGEMENT | 151 Randall Street, Oakville, ON, L6J 1P5 | reflectionbay@centralerin.com |
| ii. Steven Peros | 151 Randall Street, Oakville, ON, L6J 1P5 | reflectionbay@centralerin.com |
| iii. Gabriela Di Cintio | 151 Randall Street, Oakville, ON, L6J 1P5 | reflectionbay@centralerin.com |
| iv. Malou Herbuela | 151 Randall Street, Oakville, ON, L6J 1P5 | reflectionbay@centralerin.com |

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

reflectionbay@centralerin.com

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:

via email at reflectionbay@centralerin.com or via web portal at sp.centralerin.com

Number of leased units

The corporation has received notice under s. 83 of the *Condominium Act, 1998* that 6 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. Nancy Beggs | <input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title President | HCC 78, c/o Central Erin Property Management, 151 Randall Street, Oakville, ON, L6J 1P5 | reflectionbay@centralerin.com |
| ii. John Howlett | <input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act Title Secretary | HCC 78, c/o Central Erin Property Management, 151 Randall Street, Oakville, ON, L6J 1P5 | reflectionbay@centralerin.com |
| iii. Ed Kubacki | <input checked="" type="checkbox"/> Director <input type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act | HCC 78, c/o Central Erin Property Management, 151 Randall Street, Oakville, ON, L6J 1P5 | reflectionbay@centralerin.com |

| | | | |
|-------------------|--|---|-------------------------------|
| iv. Erin Jones | <input checked="" type="checkbox"/> Director <input type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act | HCC 78, c/o Central Erin Property Management, 151 Randall Street, Oakville, ON, L6J 1P5 | reflectionbay@centralerin.com |
| v. Robert Beechey | <input checked="" type="checkbox"/> Director <input type="checkbox"/> Officer a. <input type="checkbox"/> is a party to a legal action to which the corporation is a party b. <input type="checkbox"/> was a party to a legal action that has resulted in an outstanding judgment against the corporation or the director c. <input type="checkbox"/> has contributions to the common expenses that are in arrears for 60 days or more d. <input type="checkbox"/> has not completed the prescribed training within the prescribed time under clause 29 (2) (e) of the Act | HCC 78, c/o Central Erin Property Management, 151 Randall Street, Oakville, ON, L6J 1P5 | reflectionbay@centralerin.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, a lessee of an owner or a person residing in the owner's unit 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 s. 56 (1)(i) of the *Condominium Act, 1998*.

Complete the following information for each insurance policy of the corporation:

| Insurance Policy (Instruction: Provide a brief description) | Deductible (Instruction: Provide a brief description of the deductible and the amount of the deductible) | With respect to this deductible, the 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. Policy No. 501168302, Property Insurance (\$15,208,000 limit) 75% Novex Insurance Company 25% RSA Insurance Company of Canada | \$10,000 Standard, Sewer & Water \$25,000 Flood \$50,000 Earthquake | \$10,000.00 |
| ii. Policy No. 501168302, Equipment Breakdown Insurance (\$15,208,000 limit) Novex Insurance Company | \$2,500 Standard, Air Conditioning | \$2,500.00 |

| Insurance Policy (Instruction: Provide a brief description) | Deductible (Instruction: Provide a brief description of the deductible and the amount of the deductible) | With respect to this deductible, the 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. |
|---|---|--|
| iii. Policy No. 501168302, Comprehensive General Liability Insurance (\$10,000,000 limit) | \$1,000 Property Damage & Bodily Injury | \$1,000.00 |
| iv. Policy No. 501168302, Directors & Officers Liability Insurance (\$10,000,000 limit) | n/a | \$0.00 |

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

The Corporation has not been required to obtain any other types of insurance coverage.

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 5

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

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
\$382,458.00

Date (yyyy/mm/dd) (the last day of the quarter to which the information certificate relates)
2022/07/31

The balance of the reserve fund at the beginning of the current fiscal year was:

\$401,298.69

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:

\$98,540.00

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. Asphalt, curbs and sidewalk project | \$168,000.00 |
| | |
| | |
| | |
| | |

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 None other than as noted in the Notice of Future Funding of the Reserve Fund dated April 15, 2020 or as may be deemed required in the Reserve Fund Study to be completed in 2023

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

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.

