

Window Replacement Project

Since our last Information Update on March 23rd, the Board, in consultation with Keller Engineering and our contractor Ener-Tight and following the advice of public health authorities and the government of Ontario has placed the Window Replacement Project on hold. Once we get past this coronavirus pandemic we will move as quickly as possible to complete the remaining windows in Phases 1 and 2.

At this time we are in discussions with Keller Engineering in regard to the Reserve Fund with the goal being to accelerate the work in the remaining three Phases and completing the entire project before the end of next year.

Condominium Insurance Renewal

As expected, the corporation's insurance premiums did increase for the upcoming year – by approximately 20%! Condominium insurance isn't like auto or home insurance, where monthly payments are an option. For the condo, the full amount needs to be paid in advance. We were prepared - and given that CCC 90's financial position is solid, cutting a cheque for \$52,704 last week only had a mild impact on cashflow.

This year's insurance policy also comes with an increase in deductibles. Even if our units look great, their age governs increasing deductibles. The attached certificate of insurance provides deductible details. Please share these figures with your home insurance broker to ensure that your policy would cover the condominium's deductibles in the event of a claim.

(Also attached is the provincially mandated Information Certificate Update).

Water Consumption

As the majority of us (with the exception of essential workers for whom we are so grateful for their extraordinary contributions on behalf of all of us) are now spending most of our time in our homes, it would be a good time to check for water leaks (taps, toilets, etc.). Water consumption is our condominium's highest single budget item so anything we can do reduce this cost will be helpful.

Christmas Decorations

Now that spring has arrived we ask you to please remove your Christmas decorations. This will give some folks a time to get a little outside exercise.

Critters and repairs

Now is also the time when little critters are looking for a place to have their babies. Please be alert to any intruders and contact Don immediately. We have contractors available to handle these situations.

The Annual General Meeting (AGM) has been Postponed

The AGM is postponed to a later date. Details will follow when they become available.

On Behalf of the Board of Directors,

André Shank
President, CCC No. 90

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.

Condominium corporation's name:

Carleton Condominium Corporation No. 90

Date (yyyy/mm/dd)

2020/04/02

- ☐ **1. Change in Address for Service of the Corporation**
- ☐ **2. Change in the Directors or Officers of the Corporation, or the Address for Service of any of the Directors or Officers of the Corporation**
- ☐ **3. Change in Condominium Manager, Management Provider, or any other Person Responsible for Management of the Property, or an Address for Service of the Condominium Manager, Management provider, or any other Person Responsible for Management of the Property**
- ☐ **4. Change in Mailing Address or Email Address/Other Method of Electronic Communication for Receiving Records Requests and Delivering Records**
- ☒ **5. Change in the Corporation's Deductibles for each Insurance Policy or the Maximum Amount that could be added to an Owner's common expenses under s. 105 (2) of the *Condominium Act, 1998* or as a result of a by-law passed under s. 56 (1) (i) of the Act.**

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	Change (Instruction: Please describe the change)
i. Package Policy No. 7105988 Standard Deductible	\$10,000.00	\$10,000.00	Change to deductible or maximum amount that could be added to an owner's common expenses
ii. Package Policy No. 7105988 Water Deductible	\$25,000.00	\$25,000.00	Change to deductible or maximum amount that could be added to an owner's common expenses
iii. Package Policy No. 7105988 Sewer Back Up Deductible	\$25,000.00	\$25,000.00	Change to deductible or maximum amount that could be added to an owner's common expenses

- ☐ **6. Termination of Insurance**
- ☐ **7. Vacancies on the Board and No Quorum**
- ☐ **8. Other Information Required by the Corporation's By-Laws**

Dear Condominium Unit Owner:

As the Insurance advisor for your Condominium Corporation, we feel it is important to make you aware of your insurance responsibilities as well as the responsibilities you have to the Condominium Corporation. Failure to maintain adequate Condominium Unit Owners Insurance could result in severe financial hardship should a serious loss occur!

The Condominium Corporation is responsible for insuring the following:

- The Building (s) and units as per Builders specifications however, excluding the portion of each unit the Unit Owner is responsible, as defined from an insurance stand point (refer to Standard Unit By-law if applicable), which excludes any improvements made or acquired by the Unit Owners;
- Personal Property of the Corporation, but excluding the Personal Property of the Unit Owners;
- Liability against the Legal Liability imposed by law, as the result of Bodily Injury and Property Damage, arising out of the Corporation's activities as a Condominium. This coverage is extended to provide coverage on behalf of the Individual Unit Owners but only with respect to their interests in the common elements of the Condominium;
- Boiler & Machinery coverage as required by the Condominium Corporation.

Your Insurance responsibilities as a Unit Owner are as follows:

- Personal Property - i.e. furniture, clothing, all personal effects stored in lockers, etc.;
- Improvements or Betterments made to the unit, i.e. wallpaper, paneling, light fixtures, upgraded flooring, upgraded kitchen cupboards, (Reference should be made to the Standard Unit By-Law if applicable - floor coverings may be fully your responsibility);
- Personal Liability - Your Legal Liability for any Bodily Injury or Property Damage arising out of your personal activities as a Unit Owner, and from the ownership of your individual unit.

Unit Owners should be aware of the following!

- You may be responsible for the deductible under the Corporations insurance policy if a loss occurs to any property the corporation is responsible for insuring. This charge back of the Corporation's deductible would apply if the damage was a result of an act or omission on the part of the Unit Owner;
- If an insurable loss assessment is valid under the Condominium Corporations governing rules, you could be responsible for your share of this special loss assessment. This could be quite substantial.

"Unfortunately there are many Unit Owner policies in today's market place that do not provide the coverage or in many cases an adequate limit of insurance to protect the Unit Owner against these major concerns."

Fortunately Atrons-Counsel Insurance Brokers has developed a Unit Owners insurance policy which is tailored around the Insurance Policy of the Condominium Corporation. The result is a very competitively priced, comprehensive policy, which will respond to many of those claims not covered under some insurance policies available today.

Our exclusive policy is titled "Condo Gold."



Go to www.condogold.ca for an online quote in minutes! Or contact a broker who specializes in condominium insurance: **905-567-6222 or 1-877-627.6222**



Atrens-Counsel
Insurance Brokers

Part of Arthur J. Gallagher Canada Limited

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.

NAMED INSURED: CARLETON CONDOMINIUM CORPORATION NO. 90

ADDITIONAL NAMED INSUREDS: ALL REGISTERED UNIT OWNERS FROM TIME TO TIME AND ALL REGISTERED MORTGAGEES FROM TIME TO TIME

PROPERTY INSURED: 2074-2084 (Even), 2085-2109, 2111, 2115-2135 (Odd),
2136-2140, 2144-2159, 2161-2169 (Odd), 2173-2181 (Odd),
2182-2195, 2197, 2199-2220, 2222-2244 (Even),
2245-2257 Orient Park Drive
Gloucester, Ontario
K1B 4V9

TERM: March 31, 2020 TO March 31, 2021

COMMERCIAL PACKAGE POLICY NO. 7105988

PROPERTY: Form: Comprehensive All Risk Policy
Amount of Insurance: \$28,600,000.00
Deductibles: \$ 10,000.00 STANDARD
\$ 25,000.00 SEWER BACKUP
\$ 25,000.00 WATER
\$ 25,000.00 FLOOD
5% MIN \$ 150,000.00 EARTHQUAKE
Company: Wawanesa Insurance 34%
Aviva Insurance Company of Canada 40%
RSA Insurance Company of Canada 16%
Travelers Canada 10%

COMPREHENSIVE GENERAL LIABILITY:

WAWA	Limit of Liability:	\$5,000,000.00
Novex	Excess Limit of Liability:	\$5,000,000.00

DIRECTORS AND OFFICERS LIABILITY:

WAWA	Limit of Liability:	\$5,000,000.00
Novex	Excess Limit of Liability:	\$5,000,000.00

EQUIPMENT BREAKDOWN INSURANCE:

Limit per Accident:	\$28,600,000.00
Company:	Aviva Insurance Company of Canada
Policy Number:	81638409-2617

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

Date: March 10, 2020

Your Protection is Our Business
www.atrens-counsel.com