



Dear Homeowner,

RE: Period Information Certificate

Under newly adopted amended *Condominium Act*, Condominium Corporations are required to send out the **Periodic Information Certificate (PIC)** twice within the fiscal year. These Certificates provide Homeowners with important up to date information pertaining to the Condominium Corporation.

Please find your "*Periodic Information Certificate*" relating to the 3rd quarter ending on October 31st, 2025.

Should you have any questions regarding this matter please do not hesitate to contact the undersigned.

Sincerely,

Shauna Beattie

On Behalf of your Board of Directors

Senior Condominium Manager, OLCM

Nightingale Condominium Management

info@nightingalecondo.ca

Nightingale Condominium Management
2948 Lakefield Road
Selwyn, Ontario
K9J 6X5

Instruction

This 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. Please note that to print the form, the form must be saved, opened, and printed from your local device. 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

Peterborough Standard Condominium Corporation #75

The address for service of the corporation

Unit Number	Street Number 2948	Street Name Lakefield Rd.	PO Box
City/Town Selwyn	Province ON		Postal Code K9J 6X5

 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. Nightingale Condominium Management	same as above	info@nightingalecondo.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

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:

Number of leased units

 The corporation has received notice under s. 83 of the *Condominium Act, 1998* that 1 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. Bill Medland	<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	2948 Lakefield Rd. Selwyn ON K9J 6X5	info@nightingalecondo.ca
ii. Chris James	<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 Treasurer	2948 Lakefield Rd. Selwyn ON K9J 6X5	info@nightingalecondo.ca
iii. Kristine Swift	<input type="checkbox"/> Director <input checked="" type="checkbox"/> Officer Title Secretary	2948 Lakefield Rd. Selwyn ON K9J 6X5	info@nightingalecondo.ca
iv. Marina Moir	<input type="checkbox"/> Director <input checked="" type="checkbox"/> Officer Title Vice-President	2948 Lakefield Rd. Selwyn ON K9J 6X5	info@nightingalecondo.ca
v. Beth Germond	<input type="checkbox"/> Director <input checked="" type="checkbox"/> Officer Title Director at Large	2948 Lakefield Rd. Selwyn ON K9J 6X5	info@nightingalecondo.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, 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. SC153807 - Building & Business Contents	\$5,000	
ii. SC153807 - Earthquake	5% or \$50,000	
iii. SC153807 - Flood	\$5,000	\$5,000.00
iv. SC153807 - Sewer Backup	\$5,000	\$5,000.00
v. SC153807 - Roof Water	\$5,000	\$5,000.00
vi. SC153807 - Water Damage	\$2,500	\$2,500.00

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

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
\$142,696.36

Date (yyyy/mm/dd) (the last day of the quarter to which the information certificate relates)
2025/09/30

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

\$137,320.33

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:

\$15,825.00

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. Repair Allowance for Asphalt Paving	\$4,343.00
ii. Contingency Allowance	\$579.00

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

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.

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".

Dated this 30 day of November, 2025.
day of month month year

Certificate of Insurance

This Certificate of Insurance is not a contract of insurance. It is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer.

This certificate does not amend, extend or alter the coverage afforded by the policy(s) listed below.

Certificate Holder:

Nightingale Condo Management
 2948 Lakefield Rd
 Selwyn, ON K9J 6X5

Insured:

Peterborough Standard Condominium #75
 1579 Anstruther Lake Rd
 Apsley, ON K0L 1A0

Activities of Insured:

Condo Corporation

Type of Insurance and Coverage*	Policy Number	Effective Date	Expiry Date	Limit of Insurance**
COMMERCIAL GENERAL LIABILITY BODILY INJURY AND PROPERTY DAMAGE LIABILITY EACH OCCURRENCE PRODUCTS AND COMPLETED OPERATIONS AGGREGATE PERSONAL INJURY AND ADVERTISING INJURY LIABILITY MEDICAL PAYMENTS TENANTS LEGAL LIABILITY	SC153807	2025/01/01	2026/01/01	5,000,000
BUILDING COVERAGE	SC153807	2025/01/01	2026/01/01	11,060,000
DIRECTORS & OFFICERS	SC153807	2025/01/01	2026/01/01	2,000,000

* The absence of mention of a specific type of insurance or coverage means that the insurer has not provided that type of insurance or coverage to the Insured.
 ** Specified limit of insurance could have been reduced by the payment of a claim.


Remarks:

This is to certify that the policy(s) listed above have been issued to the Insured named above for the policy period indicated notwithstanding any requirements, term or conditions of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policy(s) described herein is subject to all the terms, conditions and exclusions of such policy(s).

Cancellation

The insurance afforded is subject to the terms, conditions and exclusions of the applicable policy(s). This certificate is issued as a matter of information only and confers no rights on the holder and imposes no liability on the insurer or its agents or representatives. The insurer will endeavor to mail to the holder of this certificate 30 days written notice of any material change in or cancellation of the policy(s) listed herein, but neither the insurer or its agents or representatives assumes any responsibility for failure to do so.

Date: 2025/01/01



 Authorized Representative