

# GOWLING LANDINGS

(C.C. 007)

## NOTICE OF VIRTUAL AGM (Preliminary Notice)

Dear owners,

Please be advised that our AGM will be held on **May 27, 2020 at 5 pm.**

To ensure the health and safety of all, and to comply with provincial restrictions on social gathering, our AGM will be held by way of a web conference. The corporation is permitted to hold meetings of owners electronically pursuant to a provincial Order in council adopted on April 24, 2020. You can read more about this Order in council [by clicking here](#).

You will therefore be able to participate to our AGM using your computer, smart phone or tablet (or by dialing in with a standard phone if you prefer). While this may be a first for some of you, you will see that participating to our AGM by video conference is quite easy. You'll be able to follow the discussion, ask questions and vote, just like you do at a normal AGM, but all of this from the comfort of your home.

**You need to register to be able to participate to this meeting. [Click here](#) to register.**

This being our Preliminary notice, please note the following:

<b>Date of AGM:</b>	May 27, 2020
<b>Registration time:</b>	4:45 pm
<b>Start time:</b>	5:00 pm
<b>Location of AGM:</b>	Virtual AGM to be held online
<b>Number of directors to be elected:</b>	1 position (for a 3 year term)
<b>Appointment of auditor</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Quorum required for the AGM to proceed.</b>	25% of units or 112 units
<b>Deadline to submit your candidacy, suggested auditor or to request to include material in the upcoming notice of meeting</b>	May 25, 2020 Send these to <a href="mailto:rod.escayola@gowlingWLG.com">rod.escayola@gowlingWLG.com</a>

If you wish to run for election to the board, you will need to complete the attached Director Disclosure form and send it to [rod.escayola@gowlingWLG.com](mailto:rod.escayola@gowlingWLG.com), together with a short bio. This must be received by May 25, 2020

You'll get another notice of meeting, with more detailed instructions, 15 days before our AGM.

Looking forward to seeing many of you at the AGM.

Your devoted board of directors

## Preliminary Notice of Meeting of Owners

Advance information for owners about a  
proposed meeting of owners

### 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.

The purpose of this preliminary notice of meeting is to provide additional advance notice of a planned owners' meeting, before the notice of meeting is prepared and sent to owners. Among other things, this preliminary notice provides ways for owners to suggest material to be included in the notice of meeting. The corporation is still required to send out a notice of meeting to confirm the meeting date and provide additional information to owners about the meeting.

Condominium corporation's name:

[Gowling Landings \(CC 007\)](#)

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### General Meeting Information

**Section 1.** Projected date of the meeting (yyyy/mm/dd)

[2020/05/27](#)

**Section 2.** You may provide information to the board in response to this notice in the following ways:

a. By delivering the information to the following address of

the corporation: [160 Elgin, suite 2600, Ottawa, Ontario K1P 1C3](#)

condominium management provider or the condominium manager: \_\_\_\_\_

any other person responsible for the management of the property: \_\_\_\_\_

b. By delivering the information using an electronic method of communication:

Yes

The electronic method of communication is: [by email to rod.escayola@gowlingWLG.com](mailto:rod.escayola@gowlingWLG.com)

No

**Instruction for person filling out the form:** If the board has approved an electronic method for receiving requests for records, you must provide an electronic method of communication above.

c. By delivering information in an additional way

Yes

No

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**Section 3.** Summary of the Purpose of the Meeting:

[Annual General Meeting, including the election of a director and the appointment of an Auditor](#)

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**Section 4.** Please check any of the following that apply to the upcoming meeting:

a. This is a meeting requisitioned by owners under s. 46 of the *Condominium Act, 1998*.

b. This meeting will include discussion of proposed changes to the declaration, description, by-laws, rules, or agreements.

c. This is a meeting to elect one or more directors (including a meeting requisitioned under s. 46 of the *Condominium Act, 1998* that may include the election of one or more directors).

The number of positions on the board that are or could be the subject of an election at the meeting, and the term or remaining term of each position, are:

[election of 1 director \(3 year term\)](#)

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**Instruction for person filling out this form:** If this is a meeting to elect one or more directors under s. 46 of the *Condominium Act, 1998* (either to fill a vacancy on the board, or following the removal of any directors), please enter the maximum number of positions on the board that could be the subject of an election at the meeting. If the validity of the requisition is the subject of current legal proceedings, then please enter the maximum number of positions that could be the subject of an election at the meeting in the event that the outcome of the legal proceedings is that the requisition is valid.

The number of positions that are or could be the subject of an election at the meeting and that are reserved for voting by owners of owner-occupied units

0

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The total number of positions on the board

5

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If you want your intention to be a candidate for election to the board included in the upcoming notice of meeting, you must notify the board in writing of your name, address, and your intention no later than: (yyyy/mm/dd)

[2020/05/25](#)

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You may deliver your notice to the addresses or in the manner specified above (see item 2 of this form). You must include with your notice of candidacy any required disclosure information.

**Note:** For information about disclosure obligations and qualifications, see s. 29(1) of the *Condominium Act, 1998* and s. 11.6 of Ontario Regulation 48/01 under the *Condominium Act, 1998*, copies of which are included with this notice.

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d. This is a meeting to remove or appoint an auditor.

This meeting will involve the removal or appointment of an auditor for the corporation. If you wish to propose a candidate for auditor and you wish for that person to appear in the Notice of Meeting of Owners, you must notify the board in writing of that person's name and business address no later than: (yyyy/mm/dd)

[2020/05/25](#)

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You may deliver your notice to the addresses or in the manner specified above (see item 2 of this form).

e. This is a meeting for the purpose of considering an addition, alteration or improvement to the common elements, a change in the assets of the corporation, or a change in a service of the corporation or for the purpose of considering the installation of an electric vehicle charging system to be carried out in accordance with s. 24.3 (5) of Ontario Regulation 48/01 made under the *Condominium Act, 1998*.

f. This is a meeting relating to amalgamation under s. 120 of the *Condominium Act, 1998*.

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**Section 5.** Request by owners to include material (including any record of the corporation) in the upcoming Notice of Meeting.

If you wish to request that any material be included in the notice calling this meeting, please deliver that material to the board to the addresses or in the manner specified above (see item 2 of this form) by this date (yyyy/mm/dd)

[2020/05/25](#)

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Although you can request that material be included in the notice of meeting, the board is not obligated to include this material unless, among other requirements, the owners of at least 15% of the units request that the material be included. For more detail, please refer to the form called "Submission to Include Material in the Notice of Meeting of Owners" which is available on the Government of Ontario website, and s. 12.8(1)(a) of Ontario Regulation 48/01 under the *Condominium Act, 1998*.

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**Section 6.**

A by-law of the corporation requires that additional material be included with this notice.

**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".

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**Section 7.**

**Optional:** Additional material that is not required by a by-law of the corporation is included with this notice.

None

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Dated this 22 day of May, 2020 .  
day of month month year

## Condominium Corporation no. \_\_\_\_\_ Director Disclosure Statement

Section 29(1)(f) of the *Condominium Act* imposes disclosure obligations on directors (whether elected or appointed by the board). This disclosure must be provided in writing at the time the candidate has notified the board in writing of his or her intention to be a candidate in the election or, if no such notification was provided, the disclosure must be provided at the meeting of owners. This Disclosure Statement is made to comply with the aforementioned disclosure requirements.

1. I, \_\_\_\_\_,  
(print your name above)

Please circle the applicable

<p>2. I am an <b>owner</b> of a unit at this condominium corporation</p> <p style="margin-left: 20px;">a. <input type="checkbox"/> my common expenses are in arrears for 60 days or more</p> <p style="margin-left: 20px;">b. <input type="checkbox"/> my common expenses are <u>not</u> in arrears for 60 days or more</p>	<b>YES</b>	<b>NO</b>
<p>3. I am an <b>occupier</b> of a unit at this condominium corporation</p>	<b>YES</b>	<b>NO</b>
<p>4. I am a <b>party to a legal action</b> to which the corporation is a party. If 'yes' to any of the above, please provide a brief general description of the action:</p>	<b>YES</b>	<b>NO</b>
<p>5. One or more of the following individual is a party to a legal action to which the corporation is a party.</p> <p>My spouse <input type="checkbox"/> YES <input type="checkbox"/> NO (which includes married or living together in a conjugal relationship)</p> <p>A child of mine <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>A parent of mine <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>A child of my spouse <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>A parent of my spouse <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>The occupier of a unit I or my spouse owns <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>If 'yes' to any of the above, please provide a brief general description of the action:</p>		
<p>6. I have been convicted of an offence under the <i>Condominium Act</i> or under the regulations adopted thereto within the preceding 10 years. If 'yes', provide a general description of the offense.</p>	<b>YES</b>	<b>NO</b>
<p>7. I have, directly or indirectly, a material interest in a contract or transaction to which the corporation is a party, in a capacity other than as a purchaser, mortgagee, owner or occupier of a unit. If 'yes', provide a statement of the nature and extent of the interest.</p>	<b>YES</b>	<b>NO</b>
<p>8. I have, directly or indirectly, a material interest in a contract or transaction to which the declarant or declarant affiliate is a party, in a capacity other than as a purchaser, mortgagee, owner or occupier of a unit. If 'yes', provide a statement of the nature and extent of the interest.</p>	<b>YES</b>	<b>NO</b>

The above information is current as of the date indicated below.

DATE: \_\_\_\_\_

\_\_\_\_\_  
Name and signature