ellipse

CONDOMINIUMS

January 31, 2018

Dear Owner:

Pursuant to the *Condominium Act, 1998* and regulation O. Reg. 48/01, the condominium corporation is required to provide you with the indicated form.

- ☐ Information Certificate Update (ICU)
- ☐ Periodic Information Certificate (PIC)
- ☐ New Owner Information Certificate (NOIC)
- ☑ Agreement to Receive Notices Electronically
- ☐
- ☐
- ☐
- ☐

T. S. C. C. 1650
38 Lee Centre Drive, Scarborough, Ontario M1H 3J7
Tel: 416.438.6043 Fax: 416.438.3780 Email: ellipse2@rogers.com

Ontario Ministry of Government and Consumer Services

Agreement to Receive Notices Electronically

Agreement by owner or mortgagee to receive notices from the corporation by electronic delivery

Owner's or mortgagee's name

Condominium corporation's name
T.S.C.C 1650

In order for your condominium corporation to enter into this agreement, the board of your corporation must have passed a resolution to determine the methods of electronic communication that it will use for serving notices on owners or mortgagees. Before filling out this form, you should consider contacting the corporation to find out what those methods are.

Method the corporation will use to deliver notices to me:

☐ Email

My email address is

☐ Facsimile

My fax number is

☑ Other POSTING ON THE CORPORATION WEBSITE PORTAL ellipse2@rogers.ca

☑ I agree that I am sufficiently served, as described in section 54 of the *Condominium Act, 1998*, if the corporation uses the method of delivering notices identified in this agreement.

Signature of owner or mortgagee — Date (yyyy/mm/dd)

Signature of individual on behalf of the condominium corporation — Date (yyyy/mm/dd)

Signature of individual on behalf of the condominium corporation — Date (yyyy/mm/dd)

Please affix the corporate seal or add a statement below that the person signing has the authority to bind the corporation.

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CONDOMINIUMS

MEMO

TO	:	All Registered Owners of TSCC 1650
DATE	:	January 31, 2018
SUBJECT	:	**Resolution for Electronic Delivery of Service**

Please be advised that the new government legislation effective November 1, 2017 which made changes to "The Condominium Act" 1998 requires the Condominium Corporation to provide you with new prescribed forms at mandated periods as set out in the "Act".

Given the expense in printing and mailing the new prescribed forms, the Ontario government included the option for the Corporation, with a resolution, to deliver these forms electronically or by posting the form as well as core records of the Corporation on the Corporation website portal, www.ellipse2.ca.

The Government of Ontario has also issued a prescribed form for owners to complete and return to the corporation to receive the forms electronically.

On November 28, 2017 at a meeting of the Board with quorum, the resolution was approved and recorded to the minutes of the meeting. A copy of the resolution is attached for your information.

Many owners already are registered on Concierge Plus for electronic delivery **but will still have to complete the Ontario Government prescribed form and return the original to the Management office.**

You will however, be able to login to Concierge Plus at www.ellipse2.ca with your password and view the forms in the library as usual. If you have not signed up yet, once you have completed the authourization form you and returned it, you will be able to login to the library and receive notices.

Your co-operation in this matter will mean that the budget necessary to meet the legislation, will control the increase in the 2018-2019 budget expense.

If you have any concerns, please contact the management office at 416-463-6043 or ellipse2@rogers.com.

Thank you for your co-operation.
Yours truly,

Crossbridge Condominium Services Ltd.
For and on behalf of T.S.C.C. 1650

JoAnne Selvagio
Condominium Manager.

THE ELLIPSE II

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1650

RESOLUTION FOR ELECTRONIC DELIVERY OF SERVICE

"BE IT RESOLVED that in accordance with Regulation O.48/01 subsection 12.7 the corporation has determined that the electronic means of service of notices to owners of Toronto Standard Condominium Corporation No. 1650 shall be delivery through email or by posting on the corporation's website portal."

Dated this *November 28th, 2017.*

Varant Torrossian	Dave Singh
Signature	*Signature*
Print Name of Director	*Print Name of Director*