

# Condo Voice

For Northern Saskatchewan

## Ten Rules of Conduct for an Effective Board of Directors October, 2012

By Jamie Herle, B.Comm, LLB, ACCI  
WMCZ Lawyers

One of the most important roles in the functioning of a condominium corporation is as a director on the board of directors. Below are ten critical elements to a board that help to ensure a cohesive board and overall good corporation.

What a board should do:

- 1. Board Responsibilities** – Board members must be familiar with the duties and obligations under *The Condominium Property Act, 1993* (the “Act”) and *The Condominium Property Regulations, 2001* and the corporation’s bylaws. Pursuant to the Act the main object of the condominium corporation is the control, management and administration of the units, the common property and common facilities. This is subject to the restriction imposed or direction given at a general meeting of the owners.
- 2. Maintaining Vision** – In discharging their obligations and duties, a very important yet sometimes overlooked or forgotten responsibility of board members is to act in the best interests of the corporation as a whole and not in their own individual interests. This may result in making difficult decisions that are not in your favor but in the favor of most other owners.

- 3. Professional Board Meetings** – Keep the board room professional. A dysfunctional board does not help anyone and does not accomplish what it needs to do. Board members need to show respect for fellow board members and listen to what they have to say. Remember there are always more than one point of view and often more than one right solution. Listening and trying to understand different perspectives ensures that board members are fulfilling their fiduciary duty, acting in the best interest of the corporation.

- 4. Clear Board Message** – The board should manage the corporation clearly and consistently. It needs to apply the rules and policies consistently, delivering a clear and consistent message to owners and residents about the bylaws and rules, and what is expected of them. In doing this the board must ensure that the bylaws and rules are reasonable and the directors are the 'number one' supporters of the corporation and its decisions. Included in this is maintaining a united board front and upholding the decisions of the board despite the fact that as a board member you did not support the decision.

- 5. Confidentiality** - The board should be open and transparent in how it conducts meeting and information that comes from meetings. However, board members must remember and

respect that some items discussed in the board room are confidential and should never be discussed outside the board room.

Confidentiality does not end with a director's position; confidentiality must be maintained after you leave the board.

6. **Communicate** – "*A well informed membership harbours fewer 'hard' feelings - Bill Meyer.*" Many issues can be easily avoided with communication. When necessary, board members should educate the owners by explaining decisions. A simple explanation of the danger an umbrella poses when placed on a high rise balcony usually will dispel angry owners that think they are not able to use their balcony how they want.
7. **Don't Act Outside Authority** – Board members need to remember that unless an item was specifically discussed by the board at a meeting and they were given specific authority to act, a director cannot purport to be representing the corporation or do business of the corporation between meetings such as signing cheques, directing the property manager or other staff, etc.
8. **Listen** – Permit owners to voice their concerns...through the proper forum. Owners require the opportunity to voice their concerns. Questions, complaints and concerns should be brought to the board of directors in the manner prescribed in the bylaws or outlined by the board. Owners and board members must remember that when a director is not in a board meeting, owners meeting or acting with authority of the board they are just another owner. It is important to keep this distinction in mind and appreciate that as the board member is not acting in their capacity as a board member questions, complaints and demands in the lobby, elevator or via the telephone are not appropriate.

9. **Avoid "Us versus Them" Attitude** - If an adversarial relationship exists between the owners (us) and the board of directors (them) you will lose sight of the important matters at hand and never fully appreciate the "real" issues and what is best for the condominium corporation. The best boards work together for the benefit of the corporation and the owners who elected them.

10. **Encourage Owners Involvement** – Encouraging and engaging owners through participation at the board level and through committees assisted to create ownership for decisions, creates community and responsibility.

The CCI has a very good one page resource, *The Code of Ethics for Condominium Board Members* which is available for download and use by all member condominium corporations. This one page document promotes best practices for directors. I suggest your corporation review the document and ask board members to voluntarily comply and enforce the code by signing same. It can be found at [www.cci.ca](http://www.cci.ca) .

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## Northern Saskatchewan Chapter, CCI Annual Meeting

The Annual Meeting of the Northern Saskatchewan Chapter, CCI will be held on

**Wednesday, October 17 - 7:00 p.m.**

Nominations for new Board members are being received. If you wish to nominate someone to the Board, please visit the NSCCI web site to obtain a nomination form.

Completed forms should be mailed to NSCCI at Box 774, Saskatoon SK S7K 4J1.

**Northern Saskatchewan Chapter**  
**Annual Meeting**  
**&**  
**Seminar**  
**"Developing the Community in**  
**Your Condominium"**

**Topics:**

**Board of Directors - Roles and responsibilities**  
**Communication - Getting into the electronic age**  
**Newsletters and Socialization - preparing newsletters and**  
**developing a social program in a condominium**

**Speakers:**

**Jamie Herle, Lawyer/ Partner, WMCZ Lawyers**  
**Donna Singbeil, ICR, Licensed Property Manager**  
**Devin Baker, Business Development Associate, Suncorp Valuations**  
**Lexi Jamieson, Condominium Owner and Board Member**

**Wednesday, October 17, 2012**

**7:00 P.M.**

**Come early for registration**

**Louise St. Community Church of the Nazarene**  
**3042 Louise Street**

**Cost: Members \$10.00 per person - maximum of \$50.00 per corporation**  
**Non Members \$30.00 Couples \$50.00. Can be applied to joining fee.**

**Presented by the Northern Saskatchewan Chapter, CCI**

# Creating a Condominium Community - The Dos and Don'ts

By Lexi Jamieson  
Condo owner and NSCCI Board

The biggest part of creating “community” in a condominium corporation is **Communication**.

- **DO** - Remember that the people are owners. They have a right to know what is happening with their investment.
- **DO** - Communicate  
The owners need to know what is going on – they elected the board to take care of “everything”.

How can we communicate?

## As a board

- **DO** work as a board and don't make decisions as an individual. Decisions should be made in accordance with the Condominium Property Act and your condominium bylaws.
- **DO** enforce bylaws and be knowledgeable of what they contain.
- **DON'T** practise “selective” enforcement of rules and bylaws.
- **DO** - update the owner's more often than just at the AGM – to do this you can:
  - ◆ Publish a newsletter
  - ◆ Distribute a “message” from the president
  - ◆ Provide ongoing (quarterly) budget information
  - ◆ Post current happenings about the building in designated community spaces
  - ◆ Distribute the minutes of Annual and General Meetings within weeks – not months of the meeting.
- **DO** manage the corporation's records
  - ◆ If you have property management – make sure they get information from the board in a timely manner i.e. meeting minutes, written concerns from owners,
  - ◆ Document, document, document for subsequent boards.
  - ◆ Keep detailed records, particularly of maintenance – done and scheduled for the future.
  - ◆ File documents in a retrievable system
- **DO** respond to owners' concerns.

- **DON'T**, as a board member, give an “I don't know answer” when asked a legitimate, non-personal, question about condo operations. Try – “I'll find out and get back to you.”
- **DO** distribute an agenda to the board before all board meetings, not at the meeting, so the members can come prepared.
  - Blank agendas are a waste of paper.
  - Solicit input before the scheduled meeting.
  - Site particular items to be dealt with under the appropriate headings such as
    - Correspondence - request from unit 5907 to do .....
    - Treasurer's Report - GIC coming due at end of month – suggestions?

## As an owner

- **DON'T** buy a condominium if you are looking for a “carefree” lifestyle with no responsibilities – move into a rental.
- **DO** take part in the condo community
  - ◆ Join in activities – get to know the other residents
  - ◆ Form a social group – don't leave organizing social events to the board
  - ◆ If you are knowledgeable in a area of expertise – offer it
  - ◆ Attend meetings, particularly the AGM; if unable to attend, give your proxy to someone and ensure that, if there is a vote, how you want your vote cast.
- **DON'T** move in to a “No Pets” building if you want a pet, and then try to get the bylaws changed to allow pets. Others have chosen the place because it doesn't allow pets.
- **DO** put concerns in writing.
- **DON'T** do maintenance in your unit, or on the common property, where there may be liability – check first – Is a building permit required for the renovation?
- **DO** be aware of what is in your bylaws.

Communication can make all the difference between enjoying your residence or seeking a better and friendlier place to live.

*Go to Page 11 for Lexi's article on preparing a newsletter.*

# Helpful Tips for Improving Your Newsletter

By Janice Pynn, R.C.M., F.C.C.I, A.C.C.I.

Past-President, CCI

Corporations who produce newsletter have come to understand that their newsletter is their most valuable communications tool. It creates a positive link with owners and residents alike. It provides consistent information with regard to the corporation's activities and helps educate residents with respect to living in a condominium. To assist you with presenting an effective communication tool that is inviting and well designed we offer the following tips.

1. Put some zing in your headlines. A good headline pulls a reader into a story. So offer specifics – a teaser that will draw the reader's interest.
2. Give all the facts. Stories and interviews should always include the basic who, what, where, when and how information.
3. Make the articles easy to scan. Newsletter articles should be short and easy to scan. People are flooded with information – they don't have time to read long, detailed articles.
4. Don't bury information. Sometimes the most important - and the most interesting – information is buried near the end of the article.
5. Proofread every item. Typographical errors are unavoidable, but too many can destroy the credibility of your newsletter.
6. Be on the lookout for story ideas. The primary goal of the newsletter is to inform owners. But it can do much more than that. Include contributions of volunteers and condominium events. Consider new ways to present stories like a question and answer section where residents can ask the board or management about condominium living, for example maintenance concerns that affect all owners, etc.
7. Share good news. The newsletter is a prime

opportunity for the corporation to publicize its accomplishments.

8. Be consistent in your design. Design consistency is important. If your design is inconsistent, the newsletter can look cluttered, distracting, and junky.
9. Choose a readable typeface. Easy to read type face is a must. Avoid using all capitals and italics, as they are hard to read. Use a print size large enough to read conformably.
10. Include photographs. Photographs add variety to the text and act as important visual aids. This can be particularly helpful in building your community – photos help neighbors see neighbors. And if the corporation holds an event, what better way to create entertainment than to show photos of attendees having fun?

Have fun, be creative and produce a newsletter that your community will enjoy.

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## Share Your Success Stories

Condominium living offers many advantages. However, it also can also produce challenges. Have you faced some problems as a condo resident or as a member of a condo board for which you obtained a satisfactory solution? It is entirely possible that the issue you dealt with is something that other condo residents or board members have also experienced or are now trying to resolve.

Please write and tell us about the problem you faced and how you resolved it. Your solution just might be the answer for which other readers are looking.

If you are seeking a solution, perhaps our readers can be of assistance. We would be pleased to be able to change your problem into another success story.

# Hoarding in Condominiums

By  
Mona Chappell  
NSCCI Board member

An article in the Mayo Clinic E-newsletter states: "Hoarding is the excessive collection of items, along with the inability to discard them. Hoarding often creates such cramped living conditions that homes may be filled to capacity, with only narrow pathways winding through stacks of clutter." The television show "Hoarders" certainly raised awareness of the issue and demonstrated how full, dangerous, and unhealthy a living area can become.

Hoarders may start out with a hobby of collecting items but become unable or unwilling to dispose of any of them. Others may start taking things they find home with the idea that they could use it 'some day' but they never get rid of anything.

It can be a symptom of mental health issues, such as obsessive-compulsive disorder when the person continues to obtain and keep an unreasonable and unsafe amount of things. The living area becomes so full of clutter that it is almost impossible to move around the unit. The problem is certainly an issue in Saskatoon, as Fire Department officials and insurance companies will confirm.

The problem of hoarding is sometimes discovered when regular maintenance visits are made to the units in a condominium. Piles of clutter may be seen in exclusive use areas such as balconies. Residents may notice a change in behavior of one of their neighbors, who doesn't answer a knock on their door. Often the problem comes to light when neighbors complain about terrible odors in the hallways. However it is identified, the Board must respond to the problem.

Condominium boards and managers face a real challenge when it is determined one of the residents is a hoarder. The solution may not be easy but it is critically important that the Board deals with the problem as the health and safety of other residents is at stake. The risk of fires and infestations of unwanted bugs or vermin are associated with hoarding. Additionally, if a Board becomes aware that one of the residents is hoarding and does

nothing, should a fire occur, the Board could be liable.

Where to start? The obvious first step is to contact the person by phone and/or letter requesting that the problem be addressed. If that doesn't work, any of the hoarder's family or friends on whom the Board has information should be contacted asking for their assistance.

If the situation persists the next step is a formal letter to the resident indicating that their unit is in breach of the Condominium Property Act. Section 34 (2) states that "An owner shall not use his or her unit in a manner or for a purpose that will cause a nuisance or hazard to any other owner or occupant."

If the occupant refuses to comply or will not let others into the unit, it will be necessary to involve a third party such as the Fire Department or health inspector.

If the hoarder does not cooperate and does not begin to get rid of some of the accumulation of items, the Board will have to take legal action. Although that may seem to be a drastic measure, the health and safety of the other residents in the condominium are at stake and the Board must find a resolution to the hoarding problem.

Your letter to the Editor would be welcome. If you have a question or wish to raise an issue with the NSCCI Board, we would be pleased to hear from you. With your permission the letter will be published in this column.

Our Board would be interested to learn what article topics or seminar topics would be of interest to you. Call, write, or e-mail us and we will make every effort to answer your request.

# Democracy and Free Speech Condominium Style

By Suzanne Anton, WMCZ Lawyers

It is the duty of condominium corporations to maintain the common property and common facilities of their complex. Many condominium corporations have enacted bylaws that are intended to maintain a uniform “curb appeal” to the condominium complex. This may be done by limiting the style of doors or mailboxes that can be used, or the style or size of deck than be erected, as examples. Another limitation used for this purpose is on signage.

With a civic election coming up this fall, many condo owners may be wondering if they are entitled to visibly support their preferred candidates.

There are special provisions in *The Condominium Property Act* that allow unit owners to display election advertising posters in or on the owner’s unit during elections such as what is being held this fall. However, the condominium corporation can still set limits in regards to the location of the advertising posters or the size/style of the posters.

If you are unsure whether your signage is allowable, talk to a member of your condominium corporation. Any election posters must be removed within seven days after the date of the election.

On a similar note, you may soon be faced with enthusiastic campaigners making their way through your condominium complex. The Saskatchewan legislation allows candidates and their agents to enter the condominium complex in order to canvass or distribute election materials. There are, however, some steps the candidates must follow in order to be allowed within the condominium complex, either within a unit or on common property.

If you would like to ensure that only proper representatives enter your property, please take note of the following:

- ◆ Before entering a unit or any common property for which an owner exercises exclusive use, a candidate shall give his or her name and address to the corporation or to a person authorized for the purpose by the corporation.

- ◆ Before entering a unit or any common property for which an owner exercises exclusive use, an authorized agent or representative of a candidate shall:
  - give his or her name and address to the corporation or to a person authorized for the purpose by the corporation; and
  - if requested to do so by the corporation or person mentioned above, produce the candidate’s written authorization that appoints him or her as an authorized agent or representative.

So enjoy the upcoming election and may the best candidate win!

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## The Condominium Property Act – How to get a copy

You can obtain a copy of the Condominium Property Act, 1993 and Regulations from the Saskatchewan Queen's Printers:

By mail:

Government of Saskatchewan Queen’s Printers  
Walter Scott Building  
B19 - 3085 Albert Street  
Regina SK S4S 0B1

Phone: (306) 787-6894 or  
Toll Free in SK: 1-800-226-7302

Fax: (306) 798-0835

or e-mail at [qprinter@gov.sk.ca](mailto:qprinter@gov.sk.ca).

# CRA Audits and Your Non-Profit Status

As some of you may be aware, the Canada Revenue Agency (CRA) has been conducting country wide audits on condominium corporations. The CRA is focusing on income generating activities which are common to condominium corporations, including, but not limited to:

- Leasing cell phone tower space
- Guest room or party room rentals
- Leasing unused property or parking spaces

In a number of instances, the CRA has taken the position that such activities have the effect of precluding the corporation from maintaining its non-profit status under the Income Tax Act (ITA).

CCI is concerned that the CRA is taking an overly restrictive approach to its interpretation of the ITA and we have solicited the advice of legal counsel experienced in the area of tax dispute resolution. A preliminary review of the matter indicates that the CRA may be taking an unduly aggressive position, and one that may not be supported by the applicable jurisprudence, in determining that a corporation's operation as a whole is considered "for profit" in instances where only a single activity provides relatively minor revenue as compared to the entire non-profit operation.

Thus far we have received reports of the CRA concluding that such activities render a corporation's status "for profit" with a warning that continuing with the activity will result in an adverse reassessment of tax. If the CRA is ultimately successful in its initiative, any operating surplus in a given year may be subject to income tax.

We are not aware of the CRA issuing any formal reassessments yet. However, the CRA has made its position clear and we are seeking to deal with this matter proactively and in a manner that advances the interests of our membership as a whole. In particular, if the CRA's position in this matter is to be challenged it is in the interests of our members that the best case is put forward in order to establish an advantageous precedent on this issue. We have been advised by counsel that, given the nature of the tax appeals process, and the large number of potential assessments being of a similar nature, it is possible to coordinate the appeals process in such a way as to proactively advance one or more appeals while holding others in abeyance.

While we will be issuing further communiqués on this matter as it develops, we ask that if you have been audited by CRA on these issues, please notify the CCI office, if you have not already done so, attention Diane Gaunt, CCI National Executive Director, at [cci.national@taylorenterprises.com](mailto:cci.national@taylorenterprises.com). Thank you.

Yours truly,

Jim MacKenzie

National President

Canadian Condominium Institute

# Condo Directors Held Personally Liable For Legal Costs

The *Condominium Act* (the “Act”) has several provisions (sections 85, 134(5) and 135(3)) which place the financial burden of obtaining compliance orders on those responsible for the non-compliance, thus relieving innocent owners of this financial burden. There are numerous reported cases where the costs of legal proceedings were enforced against individual non-compliant owners. In a recent case, *Boily v. Carleton Condominium Corp. No. 145*, the court was asked to decide whether innocent unit owners should have to bear the legal costs of proceedings in cases where there has been misconduct on the part of the board of directors.

The *Boily* case involved a dispute as to whether proposed modifications to the condominium courtyard constituted a “substantial change” to the common elements as contemplated by section 97 of the Act. The proposed redesign of the courtyard included the removal of significant vegetation, the addition of parking spaces, changes to the design, shape, size and configuration of the courtyard and the replacement of the podium’s original red-brick with significantly different-looking limestone veneer cladding.

Rod Escayola of our firm was retained by a group of owners who felt that the proposed work constituted a “substantial change” that required the approval of 66 2/3% of the owners. The board argued that the work constituted “maintenance” not requiring a vote by the owners. ***The board refused to hold a special meeting of owners as requested.***

The group of owners eventually requisitioned a special meeting of owners pursuant to section 46, requesting (amongst other things) the question of the new courtyard configuration be put to a vote requiring approval of 66 2/3% of the owners.

The board refused to recognize the validity of the applicants’ requisition for a special meeting, alleging that they had not met the 15% threshold required to requisition such a meeting. In support of their refusal to call a special owners’ meeting, the board took the position that in the case of units that were jointly owned, the requisition needed to be signed by the

majority of the joint owners of each unit. Moreover, the board refused to provide the group of owners with the list of registered owners, despite numerous requests. The owners had requested this list, on four occasions, in order to rectify any alleged deficiencies in their requisition.

The board then issued its own requisition for a special meeting of owners, which indicated that the board intended on submitting the question of the courtyard configuration to a *simple* majority vote at the meeting called by the board – all along refusing to allow the special meeting requisitioned by the other group of owners. The board also advised that the work would start the morning after the special meeting it had called.

The group of owners sought an emergency injunction to prevent the board’s special meeting to proceed and to prevent the work on the courtyard from starting until they were allowed to hold the special meeting of owners they were requisitioning. The court granted the emergency injunction only hours before the board’s special meeting of the owners.

Immediately following the granting of the injunction, the parties entered into settlement discussions which resulted in minutes of settlement negotiated by the respective legal counsel for the parties. Pursuant to the minutes of settlement, the Corporation was to submit the proposed courtyard alterations to the approval of 66 2/3% of the owners. In the event that the board was unable to obtain this level of approval, the board had agreed to reinstate the courtyard and parking as it existed with the closest matching brick.

The owners’ meeting proceeded and the question was put to a vote but the board was unable to obtain the requisite 66 2/3% approval to the proposed courtyard alteration. The board immediately took the position that there was no agreement on the issue of the owner approval required for the courtyard configuration and that this level of approval was not required.

The group of owners went back to court to enforce the minutes of settlement and force the board to respect the agreement it had reached. The court agreed with the group of owners and concluded:

*The terms of the settlement are clear. The meeting was to go ahead – it did. The Board’s proposed design was to be submitted to a vote – it did. The Board’s design required a 66 2/3% vote – it did NOT obtain that result. The Board is required to reinstate the Courtyard as it existed after the repairs to the garage. **The court concluded that the board was acting in bad faith and imposed costs.***

In determining who should bear the costs of the legal proceedings, the court concluded that the board acted in bad faith when it attempted to back out of the agreement once it realized it had not obtained the level of approval required. The court criticized the board for having refused to allow the special meeting of the owners as requested by the group of owners. The court also criticized the board for not having immediately supplied the owners with a list of registered owners. The court concluded that the board’s refusal to recognize the legitimacy of the owners’ requisition only served to deepen the mistrust in this community, which in turn precipitated the court proceedings. However, the main area of concern for the court involved the board’s attempt to renege on the settlement it had reached with the owners. The court ordered that the

legal costs of the group of owners be paid by the Corporation but specifically ordered that the legal costs incurred to enforce the settlement were to be paid by the board members individually, without any re-allocation to the condominium owners. Those legal costs amounted to \$12,000, plus \$1,560 for HST. Unfortunately though, the balance of the costs order as well as the legal costs incurred by the condominium corporation, will end up as common expenses of the Corporation, which will be allocated to all of the owners of the Corporation, including the opposing owners in this case.

In most cases, board members will not be held personally liable for their acts and omissions provided that they acted honestly and in good faith and exercised the care, diligence and skill that a reasonably prudent person would exercise in comparable circumstances. After all, they are volunteers acting for the benefit of the Corporation and its owners. However, board members will not be indemnified and may face steep costs consequences if they breach their duty to act honestly and in good faith.

*Published in the Condo Reporter June 19, 2012*

## **Publishing a Newsletter**

By Lexi Jamieson, NSCCI Board

**Y**ou don’t need “training” to create a newsletter – if you can’t type, collect the information and get someone else to “put it together”, but try to keep the owners informed. Computer programs can make anyone look “good”.

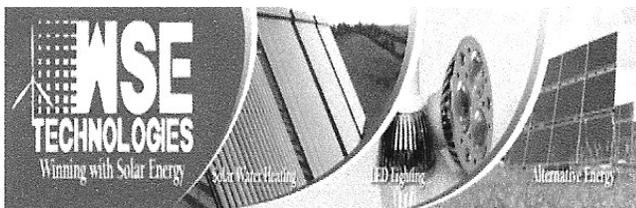
What can be included in the communication:

- ◆ A message from the president or other board members, with a summary of what the board has done since the last newsletter –
- ◆ Budget comments – don’t wait until the notice for the AGM to provide budget information. Let the owners know, for example, “We are way over budget on electrical utilities and if we don’t recover in another area we will be looking at an increase in fees.” or tell the owners if “We appear to be close to target for the budget”
- ◆ Names and contact numbers and/or E-mails for the board members
- ◆ Date of next board meeting

- ◆ Emergency contacts – will vary depending on the size of the condominium
- ◆ Board members
- ◆ Building manager
- ◆ Property manager
- ◆ Current fees, if there is a charge for:
- ◆ Replacement of keys or garage door opener
- ◆ Rental of common areas – guest suite, party room
- ◆ Hours of operation of: recreational areas – swimming pool, exercise facilities
- ◆ Changes in hours of operation
- ◆ “Tour” the property – what has been happening and what is scheduled
- ◆ Scheduled shutdowns of the water for plumbing repairs and or maintenance
- ◆ Reserve Fund expenses planned for the year
  - Unplanned repairs that will have to be done ahead of schedule
- ◆ Welcome new owners – with their permission to have their name included in the newsletter
- ◆ Owner classifieds - for sale, for rent, looking for
- ◆ Letters to the editor

## Northern Saskatchewan Chapter, CCI Professional and Trade Sponsor Members

Name	Contact	Phone
Butler Byers Insurance Ltd.	Tony Lazurko	653-2233
Elite Property Management Ltd.	Roger Wilson	956-0044
Hallmark Realty	Dave Anderson	222-7666
Innovative Residential Investments Inc.	Tyler Mathies	979-7421
P. A. Rental and Leasing Services Ltd.	Jonathon Smith	922-7771
Rayner Agencies	Elaine Pegg	373-0663
WMCZ Lawyers	Jamie Herle	659-1219
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WSE Technologies	Larry Fedoruk	244-8808



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[www.cci.ca/acci](http://www.cci.ca/acci) for more information or contact CCI-National at 1-866-491-6216.

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## 30th Anniversary Celebration

**Friday, November 2, 2012**  
Toronto Congress Centre  
650 Dixon Road, Toronto, ON

7:00 pm - Champagne and Cocktails  
7:30 pm - Seated Dinner  
(During the CCI/ACMO Conference on November 2-3, 2012)

Join us for CCI's 30th Anniversary  
Celebrate in Style  
...Draped in Diamonds & Pearls

Raffle Prizes • Awards • Entertainment





# CCI-Northern Saskatchewan

## E-mail Blasts

CCI North SK has established a new way to get information out to our members - short informational emails to our members regarding condo issues, educational items, news items, legal cases, etc.

In order to get on our list, if you have not already done so, you must provide us with the following:

Name

Condominium Corporation

E-mail Address

Send your request to be added to  
[northSaskatchewan@cci.ca](mailto:northSaskatchewan@cci.ca)

We suggest each condominium create an e-mail address with hotmail for their condo. One member of the Board could be assigned to monitor the e-mails. When that e-mail address has been established NSCCI will always have a current address at which to contact you, even if there is a change in Board members.

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### Individual NSCCI Chapter Members

Gordon Dick

Distinguished Service Award

CCI National Board

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### Membership Fees 2012- 2013

1 - 6 units \$75

7 - 24 units \$100

25 - 50 units \$125

51+ units \$175

**Business Corporate Members \$300**

**Individual Membership \$75**

Make cheques payable to:  
CCI Northern Saskatchewan Chapter  
P.O. Box 7074  
Saskatoon SK S7K 4J1



## Advertisements

Consider placing an advertisement in our newsletter. It can provide you with the means to contact a large number of people in the condominium community. It is distributed to approximately 4,000 households primarily in Saskatoon. We publish two issues per year - spring and fall, in advance of our seminar.

For information about advertising rates and schedules please contact Mona Chappell at [monachappell@sasktelnet](mailto:monachappell@sasktelnet).

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### How to Access CCI Website

There is an abundant amount of valuable information on the Canadian Condominium Institute website. The website address is [www.cci.ca](http://www.cci.ca). Part of the website is for members only. To access the members section you will be asked for your ID number and password. Please contact a member of your board for that information.

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