

A Message from Your CCI National President

It seems like only a few days ago that I donned the hat of president and now I'm already almost half way through my term! I guess it's true what they say about time flying when you are having fun.



This is a very important year for CCI as we are celebrating our 20th anniversary. The Institute came into being on October 25, 1982. Imagine, we started off with fewer than 300 members and now our current memberships exceed 2,200. We are hoping to have a real celebration at the November conference in Toronto so stay tuned for more information. In the meantime if you are one of CCI's "old-timers" we would welcome any anecdotes, newsletter articles or pictures from the early days as we are hoping to put together a 20th Anniversary Edition of the CCI Review.

In my last message I discussed the strategic planning session the executive held after the November board meeting. A good portion of that meeting was devoted to restructuring our committees and developing new policies for meeting and reports. We began by recognizing that we are all volunteers with family and job related commitments to juggle along with our efforts for CCI. We felt it might be a good idea to appoint co-chairs for each committee to share the work load. We also ensured that every committee had a fair representation of volunteers on it drawn from both the national board and members of local chapters. A calendar was created that set out the meeting dates for each committee for the entire year as well as deadlines for submitting committee reports to

National. This allows everyone to plan their year to avoid conflicts. Finally we set up a conferencing call system that ensures that all members of each committee can participate in meetings. So far the new system seems to be working extremely well and we now have a much more efficient and timely flow of information to and from the committees.

Another decision was made to develop a series of training sessions for chapter boards to assist them in developing their chapters, teaching courses and generally promoting CCI. At our upcoming board meetings in Saskatoon, the Chapter Clinics will be on 'Effective Newsletters' and 'Membership Generation' – both sessions to assist CCI chapter and national board members, and other volunteers, who work on newsletters and membership committees at their local CCI chapters. It is also our hope to become more involved in presenting other seminars and courses on topics of national interest. To that end we will be working with the Toronto and Area Chapter of CCI and the Association of Condominium Managers of Ontario, (ACMO) to develop several such sessions for the conference this November in Toronto. We hope to repeat this effort in other parts of the country as well.

Our work with CMHC in producing a national guide for condominium buyers is progressing nicely. When finished, the guide will be available for distribution across the country. It will contain basic information about condominiums and the type of questions buyers should be asking before they sign on the dotted line. It is expected to be about 25 pages in length and should be published by the end of March.

continues on page 3...

In this issue

3 In Memoriam –
Penman H. Smith

4 New Board Members

6 Chapter Chatter

president's message

2001/2002

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President's Message

Continues...

Our Constitution Committee is in the final stages of completing three projects. The first is a re-vamped form of proxy for use by all chapters in conjunction with the National Annual General Meeting. It is hoped that the new form, along with further polices on submitting proxies on timely basis, will help alleviate some of the problems we have experienced in the past with last minute proxy registrations. The committee has also drafted a new Code of Ethics for national and chapter board members. They are also working on developing a code of ethics that can be made available to CCI members for adoption by their respective condominium boards.

The Reserve Fund sub-committee is hoping to publish a booklet on Reserve Fund Studies later this spring. It will contain sections discussing the importance of reserve fund studies, what they should contain and include a cross-country summary of reserve fund legislation and local practice. This committee as well as all others will be making further submissions and reports at our May board meeting in Saskatoon.

We will be holding our spring "face-to-face" board meeting in Saskatoon this year. Committee meetings will be held on Thursday, May 2nd followed the next day by our national board meeting. On Saturday the North Saskatchewan Chapter of CCI, who is hosting us this year, will be conducting two special seminars on insurance issues and by-laws on Saturday, May 4th with both local and national speakers. All meetings and seminars will be held at the Delta Bessborough Hotel. I encourage all chapter boards to make an effort to send representatives to the Spring meeting and hope to see many of you there.

CCI-National President, Ron Danks



I N M E M O R I A M

PENMAN H. SMITH

(1 9 1 1 - 2 0 0 2)

It is with great sadness that we bid farewell to our dear friend Penman Smith who passed away on Wednesday, January 30, 2002 at the age of 91.

Penman was born on November 11, 1911. He was Head Cadet at St. Andrews College in the 1920's and went on to serve as a R.C.A.F. Flight Lieutenant during WW II. After the war he became the Vice-President of Mohawk Mills in Hamilton and eventually a civil servant. Pen was a founder and builder of the Aldershot Presbyterian Church, an Elder Emeritus and Clerk Session for 35 years as well as a founding member of the church's choir.

Pen was involved with the condominium community for over 25 years. In 1973, he and his wife, Haldis, purchased a condominium in Burlington. Pen ran and was elected to his condominium's first Board of Directors and helped steer the condominium through its first few years of existence. He helped to form the Association of Halton Condominiums and later the Southern Ontario Condominium Association, ("SOCA"). In 1979, the Ontario government created a provincial organization called Condominium Ontario and Pen became its President in 1980. When that organization was subsequently dissolved Pen, along with a handful of other dedicated volunteers, founded the Canadian Condominium Institute on October 25th, 1982.

SOCA was wound down and became the Golden Horseshoe Chapter of the Canadian Condominium Institute. Pen was elected the first President of the Chapter and remained in that position for over 10 years. In 1984, he was named the first "Condominium Man of the Year" by Condominium Magazine. In his role as a national director Pen developed CCI's first Directors' Course. Pen also generously donated his time to help those involved with the creation of the London and Area Chapter of CCI. The National Board made Pen an Associate of the Canadian Condominium Institute (ACCI) in recognition of his involvement with the creation of the organization. He was subsequently elevated to a Fellow of the Canadian Condominium Institute in 1998, the highest honour CCI can bestow, in honour of his outstanding contribution to the Institute and the condominium community. Upon his retirement from the Golden Horseshoe Board he was made a Director Emeritus and honorary lifetime member of the chapter.

In 1988, Pen wrote and published "A Layman's Guide to the Condominium Act" in what turned out to be a very successful attempt to de-mystify the Condominium Act. He also began writing a column for two local newspapers called "CondoFax" which ran for over 10 years. Pen subsequently compiled many of his columns and published them in a book called "A Guide to Condominium Living". During his time with the Golden Horseshoe Chapter Pen was also the editor and, more often than not, the chief contributor to the Condo News. To recognize Pen's contribution to our chapter and to CCI generally, the Golden Horseshoe Chapter, in conjunction with the National Board of Directors of CCI, created the "Penman H. Smith Award" to be awarded annually to the CCI chapter that produces the best newsletter of the year.

Pen was a true friend and mentor to many of us in CCI. He was always ready to volunteer for the next seminar or course. He gave freely of his time to help others in the condominium community and was always cheerful when answering the innumerable phone calls and letters from condominium board members and homeowners asking for his advice. Pen's long-term commitment to CCI, and the man himself, are best illustrated by his own words, "To me it is most encouraging to be a part of a movement whose ideals are rooted in the welfare of others. I only hope that I may continue to participate in the warmth and fellowship which animates this activity."

Pen will be greatly missed by his wife Haldis, his sons and daughters-in law, Robin and Diana, David and Rolande, Jonathan, and his grandchildren, Timothy and Juliana.

On behalf of the National Board of Directors of CCI, the Board of Directors of the Golden Horseshoe Chapter as well as the Board of Directors of each of our Chapters across the country and all of your friends in the condominium community, thank you Pen, you will be missed.

Ron Danks, President, Canadian Condominium Institute

New Board Members



Jamie A. Bleay, LL.B.

General Background

For the past fourteen years, Jamie Bleay has practiced extensively in the area of condominium/strata law. He has worked with and acted for several hundred strata corporations in that time. He has worked closely with strata councils in dealing with a range of services from corporate governance matters, financial matters, property management matters and litigation matters. He has also worked for countless strata lot owners who have required his expertise in dealing with their duties and obligations, as owners, and their ongoing relationship with their strata councils.

Areas of Practice

Condominium/strata law, Creditor's Remedies, Arbitration services, Foreclosure law, Civil litigation

Selected Experience

- Successfully acted for a strata corporation and its management company to defend a negligence claim involving the disclosure of information regarding the building envelope integrity.
- Successfully acted for a strata corporation in an arbitration to have an owner remove windows which were installed without the permission of the strata corporation.
- Successfully acted for a strata corporation, at the British Columbia Court of Appeal, regarding a dispute between an owner and the strata corporation with respect to the right to common property parking spaces.
- Acted as arbitrator on disputes between strata lot owners and strata corporations involving bylaw enforcement and common property use.
- Acted for strata corporations in reviewing and drafting bylaws and rules pursuant to the provisions of the Strata Property Act.

- Acting as a mediator to successfully resolve a dispute between commercial and residential strata lot owners regarding separate section bylaws.
- Successfully enforced an arbitration award in the Supreme Court of British Columbia.
- Successfully utilized the Judicial Review Procedure Act to set aside an arbitration award against a strata corporation.

Education

University of Victoria (1977-82)
L.L.B., University of British Columbia Law School 1986
Called to B.C. Bar, 1987

Professional and other Activities

- Jamie has been a contributing author for various condominium/ strata publications and books, a regular contributing author of articles posted on the BCCONDO website and a co-author of a quarterly *Access Law Group Newsletter*.
- Jamie has been a guest speaker at numerous condominium/ strata-based seminars, including those sponsored by the Home Owner Protection Office, BUILDEX and the Canadian Condominium Institute.
- Jamie has been a contributing author for various publications, newsletters circulated in and around the Lower Mainland, and for the BCCondo website.
- Jamie is a member of the British Columbia Real Estate and Construction Litigation sub-sections.
- Jamie has recently been elected to the Board of Directors of the Canadian Condominium Institute for a three year term commencing November 16, 2001.

New Board Members



Laretta Kaechele, B.A.

Laretta Kaechele joined Emerald Management & Realty Ltd. in May 1995 after graduating with a bilingual degree from the University of Alberta, Faculte St. Jean, with a double major in Sociology and Social Sciences. Laretta currently specializes in multi-family and condominium management with Emerald Management & Realty Ltd. Her experience covers apartment retrofits, reserve fund studies, condominium conversions, and the design and supervision of interior and exterior capital renovation projects. Laretta is on the executive of the South Alberta Chapter of CCI and President of the Canadian Association of Family Enterprise, Calgary Chapter.



Andrea M. Thielk, B.A., LL.B.

Andrea M. Thielk was born in Grosse Pointe Farms, Michigan on December 24, 1968. Andrea graduated from the University of Windsor, Faculty of Law in 1993, having received the National Trust Law Student Achievement Award from the Canadian Bar Association of Ontario for outstanding scholastic, community and legal achievements. She received a Juris Doctor Degree from University of Detroit Mercy, School of Law in 1995 and a Bachelor of Arts Degree in Social Sciences from the University of Windsor in 1990.

Andrea is the author of the Lawyers Weekly Article entitled, *Condominium Liens Clarified Under New Act*. She also writes a Quarterly Condominium Law Newsletter called the *Condominium Commentator*. She is a Guest Lecturer for the Association of Condominium Managers of Ontario and an instructor for the Ontario Bar Admission Course.

Andrea is a Founding Director of the Windsor – Essex County Chapter of CCI. She holds memberships in the CCI National Board of Directors, CCI - London Chapter; CCI – Windsor-Essex County Chapter; Essex Law Association; Phi Sigma Sigma Alumnae Chapter (University of Windsor); Canadian - United States Business Association (CUSBA) and the Oakland Trade Mission.

Andrea practises law in Windsor, Ontario at Clarks Barristers & Solicitors and focuses her practice on Condominium Law; Commercial and Residential Real Estate Law; Corporate and Commercial Law and Estate Planning.

Email: amthielk@clarkslaw.com

A.C.C.I.
A.C.C.I.
A.C.C.I.

(Associate of the Canadian Condominium Institute)

If you are a professional member of the Canadian Condominium Institute you should seriously consider applying for your professional accreditation. Successful candidates are entitled to use the designatory letters "A.C.C.I." as recognition of their high degree of skill, professionalism and outstanding achievements.

Candidates for the A.C.C.I. accreditation must be a professional member of CCI, have at least three years of professional condominium experience, have contributed to the condominium community by teaching courses, writing articles, participating in seminars or providing other services and successfully complete the A.C.C.I. examination.

For further information please contact your local CCI Chapter.

Atlantic Chapter

The Condominium Course on February 16th was the Chapter's first presentation of the intermediate course in the new three-level series introduced in February 2001.

Level Two – CM200 Practical Condominium Management Principles – drew 90 registrants from the Chapter's membership to the Saturday event at Saint Mary's University, Halifax. For a change the weather was not more snow but rather rainfall!

It is CCI volunteers who organize and present the education programs. For this new series, their added task is adapting each curriculum for use in Nova Scotia from the materials originally prepared and produced by the North and South Alberta Chapters of CCI with assistance from the Alberta Real Estate Foundation. The Atlantic Chapter acknowledges with thanks the CCI volunteers in Nova Scotia and Alberta.

by Pat Langmaid, Communications Committee, CCI-Atlantic

Hurononia Chapter

We have been surprisingly busy during the winter months, providing seminars to Real Estate Agents in Barrie, North Bay and Sudbury. Also, attending private sessions at condominiums with directors and managers. We continue to be gratified by the welcome extended to our board members and are encouraged by the many questions posed by the audience. The thirst for knowledge and information continues unabated. The start up of the Huronia Chapter in the Central and Northern Ontario area has certainly uncovered a long neglected need for information, education and service.

Spring time will be hectic in our area. We have scheduled many educational seminars. April 20th will see us back in the Alladin Club in Barrie, presenting the basic CCI course for owners, directors and managers. At this seminar we will place extra emphasis on the reserve fund issues in the morning and new fire regulations and retrofits in the afternoon. May 25th will find us in Orillia, presenting the seminar for members and others in the Orillia and surrounding region of Penetang, Midland, Beaverton, Brechin and Lagoon City. We will be in North Bay on June 1st, Collingwood on June 8th, Barrie on September 14th and Sudbury on October 5th. Thunder Bay is also on the agenda this Spring.

Our members are requested to advise us about those issues that are most problematic in their communities. We can then arrange for experts to speak on these subjects.

by Gerrit Roosenboom, President CCI-Hurononia

Golden Horseshoe Chapter

The Golden Horseshoe Chapter started this year off on a very sad note with the recent passing of Penman Smith. The Southern Ontario Condominium Association was founded by Pen in the 70's and later evolved into the Golden Horseshoe Chapter. Pen was not only a dedicated Board member but also a great friend to all of us.

In January the Board spent a Saturday together drafting a calendar of events for the year and dealing with topics that there just never seems to be time for at regular board meetings. Although we are not planning to incorporate any new projects we did discuss the addition of social events throughout the year. We will also be fine-tuning our newsletter and website.

Spring looks like it is going to be very busy for us as we are offering our Level 1 Director's and Manager's course at three different locations. On April 6th, the course will be running in Kitchener/Waterloo and St. Catharines and on April 13th in Burlington.

Many of us are looking forward to attending and currently making preliminary arrangements to attend the spring conference in Saskatoon this year. We are looking forward to seeing everyone out there!

The Chapter regretfully accepted the resignation of our Treasurer, George Shirton effective June of this year. George has worked diligently preparing our financial statements each month and accurately looking after our financial affairs in addition to many other tasks. We wish George the Best of Luck!

London Chapter

A brief Annual General Meeting was held October 3, 2001, followed by a presentation from lawyer Ronald S. Danks, LL.B., speaking to our members on the new types of by-laws and other issues arising from the new Act. Members enjoyed a wine and cheese reception after the presentation.

At "Hot Spots in the New Act", a seminar held on October 30 in London, Mark Freedman, LL.B, talked about what you need to know to avoid problems under the new Act, with all of the new legislation and regulations. The event was well attended and CCI-London took this opportunity to help Mark promote his new book "Condominiums in Ontario", selling 35 copies at the seminar.

The chapter held its annual Condominium Course, on Tuesday evenings from November 6 to December 11. Our assortment of speakers included Barry Scott, LL.B, Jeff Phillips, LL.B, Mike Peterson, LL.B, Michael

London Chapter, cont'd

Lander, CA, Bart Porter, AICC, Fraser Grant, CRP, Larry Holmes, RCM, and Don Dickenson, RCM. Forty-seven students attended for six information packed sessions.

January 30, 2002, saw "Condominium Nuts & Bolts" – a seminar presented by local speaker Joe Hoffer, LL.B., on the basics of condominium administration and operations. The well attended event provided information on the new forms for liens, tenancies and status certificates.

The chapter will finish off the season with one more seminar on March 26, presented by speaker Barry Scott, LL.B., on the topic of "Amalgamations and Phasing-in Corporations". We hope those owners living in condominium communities with two or more corporations, will want to hear about the possibility of amalgamating and come out to this event.

As we complete a busy year of educating on the new Act, our committees are already looking into ways to increase membership and presenting new topics at events for the next membership year.

by Lee Miernecki, Administrator - CCI London & Area

Toronto Chapter

The Toronto and Area Chapter has had a busy start to the 2002 year and is pleased to announce its new Board of Directors, as voted in at our Annual General Meeting, held on November 29, 2001.

The Board will be lead by:

J. Robert Gardiner, B.A., LL.B., ACCI, FCCI, President
Denise Lash, B.Sc., LL.B., ACCI, Vice President
Janice Pynn, RCM, ACCI, Vice President
John Warren, CA, Secretary/Treasurer

And Directors:

Gina Cody, P. Eng., M. Eng., PhD., ACCI, FCCI
Henry Cohen
Peter Harris, CA, ACCI
Dave Hicks, AIHM, ACCI
Peter Leong, P. Eng., ACCI, FCCI
Richard Pearlstein, RCM, AIHM, ARP, ACCI
Donna Swanson, FRI, ACCI
Steve Willerding, BA., B.Ed.

Jasmine Martirossian from the CAI in the United States, joins us as an ex-officio board member.

Members recently received the 2002 version of The Annual Professional and Trades Services Directory. With the proclamation of the New Act and the many new requirements it has brought, this Directory will now, more than ever, prove to be an invaluable reference book for directors and property managers.

News from Vancouver

The fledgling Vancouver (pre) chapter held a well-attended seminar on January 30, 2002. The topic was Construction Management and was attended by more than 35 people. Gerry Fanaken, of Vancouver Condominium Services Ltd. organized the event which was sponsored by the Engineering firm of Read Jones Christoffersen.

Efforts to increase our membership are in motion as this article goes to print. We are still hopeful that we will have the required number of members signed up in the next 30 to 60 days so that we can apply for chapter certification prior to the semi-annual National Board Meeting in Saskatoon.

In the meantime, we intend to hold another seminar in the spring. Although the topic has not been finalized, it will likely relate to the third party installation of antennas and cell towers on high rise buildings.

by Jamie Bleay, CCI National Director, Vancouver

Our spring line up of seminars has been confirmed and will include an "Ask the Experts" session on Saturday April 6th at the CCI offices. A much asked for repeat performance of "The President's Club" seminar will be held on Saturday May 4th in Mississauga. CCI-Toronto will supply practical advice to condominium corporations struggling with escalating energy costs in it's Saturday June 1st seminar entitled "The Utility Jolt Update" to be held in Markham.

Our winter advanced condominium course was re-formatted and included an extremely well received session on Mediation and Arbitration. The basic level course was also re-formatted into a six night session and attendance levels remain high.

CCI-Toronto was pleased to announce the release of two new booklets written by Toronto lawyer, Audrey Loeb and produced by CCI-Toronto. "Buying a Condominium: What you Need to Know" and the follow up booklet "Living in a Condominium" are targeted toward first time condominium owners and answer the most commonly asked questions posed by this group. Booklets are available to other chapters at the discounted rate of \$5.00 per copy. Please contact the CCI-Toronto office at (416) 491-6216 for more information.

by Lynn Morrovat, Administrator CCI Toronto & Area Chapter

Windsor Chapter

WE DID IT! On November 17, 2001, our Windsor-Essex County Chapter was officially granted chapter status by the National Board of Directors of CCI.

The creation of our Chapter was largely a response to the rapidly growing condominium sector in this area. With 35 confirmed members, our new Chapter is off to a good start.

We are presently working with one of our professional members, Halsall Engineering, on the preparation of a seminar on Reserve Fund Planning. This how-to seminar will set out the basics of Reserve Fund Planning in an informative but easy to understand manner.

Outback Creations Inc. has also joined our membership with the view to supplying fencing, decking, patios, cement pads, additions and gazebos to individual condominium units. Of course, the condominium corporations will have to ensure compliance with section 97 and 98 of the new Condominium Act for any changes made to the common elements.

Mady Development Corporation also holds a membership and provides vast knowledge and experience in the area of condominium development.

Our professional members include three accountants, three lawyers, three realtors, one engineer, one insurance broker and one financial planner.

We are also pleased to advise that memberships are held by well-respected property managers in the area including Professional Property Management, RJCP Enterprises, and SPN Management Ltd. We are certain that their contribution concerning property management issues will be invaluable to our Chapter.

Our well-diversified membership will be a great asset in promoting the ideals of CCI, as the Windsor-Essex County area continues to develop as a popular region for condominium living.

Please phone our Chapter Office at (519) 256-0549 for membership inquiries and further information regarding upcoming events.

*Andrea M. Thielk, Acting President
CCI Windsor-Essex County Chapter*

North Alberta Chapter

After taking time off for the holidays, the Chapter is gearing up for another busy education season. Deborah Howes recently facilitated a very successful one-day "Train the Trainer" workshop for our existing speakers and instructors and for others who are interested in becoming speakers/instructors for the chapter. The Education schedule for the spring has something for everyone, including:

- 1 day seminar for Condominium Buyers
- Full 2 day Condominium Management 100 course
- Full 2 day Condominium Management 200 course
- Evening seminar on Taxation
- Luncheon on the responsibility for windows and doors

In addition, the Chapter has reinstated our Civic Affairs committee, who are working on taxation issues and a recycling project for multi family developments.

Our Newsletter committee has reorganized and our newsletter has taken on a slightly different look, and we continue to receive praise for its quality and content from our members. In addition, we have a new Web Master, and our website looks great.

Our membership is holding steady. We had a tremendous increase in memberships last year, and I am happy to report that we have retained most of those new members.

Many thanks to our hard working Board members and volunteers who continue to make all our endeavors successful.

*Sandi Cooper, A.C.C.I., F.C.C.I.
President, CCI North Alberta Chapter*

Manitoba Chapter

The annual fall workshop was held in November dealing with responsibilities of Directors and issues of concern to Directors. The workshop was well attended and positive feedback was received. A much expanded Directors course is currently being developed that is expected to be offered in the fall of 2002. With thoughts turning to spring, a Landscaping workshop has been scheduled for March. Speakers include a landscape architect, arborist, landscape contractor and property manager. The Chapter is working on website improvements including interactive features. We are looking forward introducing improvements shortly.

by Edie Lipson, President, CCI Manitoba Chapter

Ottawa Chapter

The Ottawa Chapter Board of Directors and membership would like to congratulate the C.C.I. National Award winners. The support and participation of volunteer members make it possible for this organization to continue to educate Board Directors, current and prospective owners and Professionals in the Condominium Industry. Once again, congratulations!

The Ottawa Chapter will be holding a Spring Directors' Course beginning April 3, 2002 and continuing for 6 consecutive weeks ending on May 8, 2002.

The Board of Directors is currently discussing holding a Fire Safety Seminar in June. Further details will be announced in the Chapter newsletter "Contact".

by Evelyn McGouran, Administrator, CCI Ottawa