



New Chapter ahead for CCI on the West Coast

The National Board Members and your Executive have now safely returned home after a marathon trip to British Columbia, during the first few days of May. Absolutely, the most encouraging and fruitful CCI excursion that I have participated in.



We started in Kelowna with Committee meetings and the semi-annual Board meeting. On May 4th, we were hosted by members of the Interior Property Owners Association at a marvelous restaurant. A personal highlight was celebrating my daughter Ainslee's 14th birthday for twenty-eight hours due to the time change. On May 5th we participated in a Conference with approximately one hundred people in attendance. Thank you to Wayne Cybak and his Executive for making each of us so very welcome and being supportive of CCI. We hope to see a CCI Chapter formed in Kelowna within the next twelve months.

The adventure continued with most of your Executive saying goodbye to Kelowna and fellow Board Members and travelling to Vancouver. Courtesy of Gerry Fanakan, excellent arrangements had been made to participate in a Conference in Vancouver on May 7th. The sheer number of condominium corporations and people interested in condominiums was astounding. I was left with the impression that all of the condominium corporations in Atlantic Canada could be located on one block in Vancouver. We enjoyed an excellent reception and are looking forward to the creation of a CCI Vancouver Chapter by June of this year.

May 7th found myself, Ron Danks, Deborah Howes and Peter Harris boarding a very small float plane in Vancouver Harbour and flying to Nanaimo Harbour. We were hosted in Nanaimo by Don Luke, recently of Golden Horseshoe fame, and met with several people involved in condominiums on Vancouver Island. Once again, we were treated to an enthusiastic and interested audience. We anticipate the formation of a Vancouver Island CCI Chapter in

June of this year. A friendly challenge was issued by the conference participants that a Chapter would be formed on the Island before one would be formed in Vancouver. A challenge that I quite happily communicated to Gerry Fanakan once our very small float plane landed safely in Vancouver Harbour on the afternoon of May 8th.

For many years I have sat on the Board of CCI and listened to various presentations on the desire and need to establish CCI Chapters in British Columbia. Thank you to the existing Board and Executive for taking the initiative and supporting this very worthwhile excursion to the West Coast of Canada. Also a special thank you to Bob Kelly and Randy Tait, two early and supportive pioneers of this venture without whom the seeds would not have been planted and the reality not bloomed.

Although my term as President continues until November of this year, I have no doubt that British Columbia will remain the highlight of my mandate as National President of the Canadian Condominium Institute. Words cannot express my pride in how the organization was represented and how our Board Members presented themselves as CCI Ambassadors to British Columbia. Thank you for allowing me to participate in this historic event.

Please take time to enjoy the summer which hopefully for all of you is longer than it appears to be for those of us in Atlantic Canada. I look forward to seeing each and every one of you at our annual general meeting and convention in Toronto in November.

PAT CASSIDY, CCI - National President

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2000/2001

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Planning Committee Report

Chatter on the West Coast



CCI Board Meeting in Kelowna

In the last issue of our National Magazine I was pleased to report on behalf of the Planning Committee of the National Board that we were in the midst of a growth spurt. We would like to take this opportunity to bring you up-to-date on these various endeavors.

As detailed in the last issue, the Atlantic Chapter of CCI (Nova Scotia presently) continues to investigate the potential of chapters in Newfoundland and New Brunswick. One of our committee members, Patsy Ernst, has done a substantial amount of research into the viability of chapter growth in the region, inclusive of gathering statistics on the number of registered condominium projects. The Atlantic Chapter is looking at sending a delegation to Newfoundland in the fall, and thus we should have a status report at our next National Board meeting in Toronto in November, 2001.

The Ontario region will be adding another chapter in September 2001. Mr. Gerrit Rosenboom who joined the National Board in November 2000, has been at work to establish a Barrie, Ontario & area chapter (to be known as the Huronia Chapter) and informed us at our Kelowna meetings that he now has more than the requisite number to form a chapter. Thus, in September 2001 they will be up and running.

Congratulations to Gerrit and his steering committee, great work!!!

Our in-roads into British Columbia began in earnest in early May. For a complete report, see Deborah Howes' National Board Activities report on page 7 of this newsletter.

So as you can see we continue to be busy, we remain committed to building CCI into a truly national organization.

Respectfully submitted on behalf of the Planning Committee, Chetan Thakore

CCI National Awards Dinner

Friday, November 16, 2001
International Plaza Hotel, *
Toronto, Ontario

Come and support CCI's recognition of this year's award winners.

Recipients will be recognized in the following categories:

- *CCI Fellowships*
- *Distinguished Service Awards*
- *Lorne Young Chapter of the Year*
- *H. Penman Smith Award of Excellence for the Most Outstanding CCI Chapter Newsletter (1st time given)*

6:30 pm Reception • 7:15 pm Dinner

(*Takes place during the CCI/ACMO 5th Annual Condominium Conference, immediately following the CCI National Annual General Meeting.)

Ontario's New Condominium Act

By Gerry Hyman, Q.C., F.C.C.I.

The Condominium Act, 1998 was proclaimed on May 5, 2001, more than 2 1/3 years after its passage by the Ontario Legislature; 1 1/2 decades and three different governments after amendment to the previous Act was first seriously considered.

What did we end up with after all that time? 188 sections, a myriad of sub-sections and enough regulations to paper the walls of a thirty story high-rise condominium. Does it provide the answers to everything we wanted to know but were afraid to ask or does it solve a lot of problems which never existed? Will it render life easier for boards of directors or is it a make-work program for under-employed condominium lawyers?

There is much which is valuable in the new Act: the requirement for reserve fund studies and periodic updates; clarification of the standard of care required of directors; extensive provisions dealing with telecommunication agreements, easements and units created by developers to house and control telecommunications within a building; provisions permitting unit owners to alter common elements subject to various requirements, including written agreement with the condominium corporation; the right of corporations to pass occupancy standard by-laws for units; amalgamation of condominium corporations; clarification of the disclosure obligations of developers; reduction of the quorum requirement for owners' meetings; and much more.

There are, on the other hand, provisions which are unnecessary and in a number of cases, troublesome. The Ministry, at one stage, had considered providing that an owner would have only one vote regardless of the number of units which he or she owned. The

idea was to prevent developers from using their concentrated voting power at the turn-over meeting to retain control of the board of directors. The one vote per owner concept was abandoned; instead, the Act provides that if at least fifteen percent of the units are owner occupied at any time after the turn-over meeting, one board member is to be elected by the owner-occupiers. The remaining directors to be elected at that meeting will be elected by all of the owners, including the owner-occupiers.

The seemingly unnecessary owner-occupied voting requirements will impact upon all condominiums which are at least fifteen percent owner-occupied. They must hold two elections at the first annual general meeting following the proclamation of the Act and at each annual meeting held thereafter at which the owner-occupied board position becomes open. Voting cards issued at annual meetings must distinguish between owner-occupiers and other owners. That, combined with new provisions relating to proxy voting, will render the management of annual meetings much more complex.

The Act provides that non-substantial common element alterations by the corporation will no longer require a vote of owners, but will be handled in the same manner as the passing of rules. The board will notify the owners in writing of the proposed change and its cost. The change may proceed if owners of at least fifteen percent of the units do not requisition an owners' meeting to vote on the change or if the owners do not vote against the change at a requisitioned meeting. So far, so good!

The Act, however, specifies three situations in which owners need not be notified of a proposed common element change. One of those situations exists if

the estimated cost of the change in any given month will not exceed the greater of \$1,000.00 or one percent of the corporation's budget for the current fiscal year. A board with a \$1,000,000.00 budget could pay for a \$100,000.00 common element alteration over ten months or more. The monthly cost would not exceed one percent of the budget. The same result could be achieved by arranging a loan for the cost of the alteration repayable over a period of time. The corporation could carry out the \$100,000.00 common element alteration on the basis of a board resolution and without any notification to the unit owners.

And there is one provision in the new Act that will have condominium lawyers scrambling for a solution. The Act provides that the obligation to maintain includes the obligation to repair after normal wear and tear. A declaration might provide that balconies are to be repaired by the corporation but maintained by the unit owners. When some of the balconies deteriorate over time as the result of normal wear and tear, the new Act states that the necessary repairs are to be treated as maintenance. That means that the remedial work is the responsibility of the unit owners individually and not of the condominium corporation. What is even more bizarre is that the cost of the work apparently cannot be paid out of the reserve fund. This is obviously an unintended result of an ill-conceived provision.

So there it is – a gigantic new Act which handles a great many complex and necessary condominium reforms clearly and intelligently, but which, in a number of situations, appears to have lost its way.

Condominium Property Tax Assessments

By Randy Heathcote

The attached report was sent by the CCI Regina Chapter to the City of Regina Mayor, and Executive Committee, and the Saskatchewan Assessment Management Agency.

The current system of property taxation is unfair to condominium properties.

Consideration is not being given to differences between the two forms of home ownership, condominiums or single family homes.

What's Wrong with the Present System?

1. No consideration is being given to condominium owners for the following services non-condominium owners receive;

a) *For Single Unit Condominium Houses or Townhouses:*

- Snow removal from internal roadways.
- Maintaining internal roadways, i.e. asphalt repair, road sweeping.
- Maintaining internal street lighting, i.e replacing burnt out lighting, or ballasts.
- Maintaining internal fire hydrants.
- Maintaining internal infrastructure, i.e sewer and water mains.
- Garbage Removal (gated properties)

(Condominium owners are effectively taxed on reserve funds while non-condominium home owners are not).

*Note all single story condominiums should be receiving garbage disposal service by the City at no cost. Condominium corporations that have vehicle entry gates do not receive garbage disposal for property taxes

paid. Some single unit house style condominium corporations are currently paying the City an additional fee to have their garbage picked -up because of their vehicle gates.

b) *For Multi-Unit Apartment Condominiums:*

- Density of units on a parcel of land accommodating a (24) unit apartment condominium where only (2) to (3) single family homes could be accommodated. -(1) garbage pick-up per multi-unit apartment condominium compared to individual service for non-condominium single family houses. *It would be less costly to provide (1) bulk pick-up service for multiple units, than it would be to provide service to all individual units.*
- Maintaining internal fire hydrants.
- Lesser cost to City for development of multi-family condominium to service lots, as only one service has to be provided to a property serving multiple owners rather than individual services for each non-condominium property.
- Reserve funds are required by legislation and are reflected in the sale price.

(Condominium owners are effectively taxed on reserve funds while non-condominium home owners are not).

Condominium owners are not asking the City to maintain their roadways, street lighting, or hydrants, they are asking to have their assessed values reduced by the cost of providing these services. Condominium owners simply want assessment relief for those ser-

vices that non-condominium property owners receive for their tax dollars. Condominium owners do not want any more, or less, than non-condominium property owners. They want fair assessment.

2. Sales values for non-condominium properties are not influenced by the finances of the owner, whereas condominium sales are very much affected by the financial status of the corporation. Obviously, adequate reserves are an asset to the corporation and should influence the decision to purchase one condominium from another. However, for property tax assessment purposes, it seems to me that an adjusting formula should be considered to reflect a value regardless of the financial status of the condominium corporation, or to be fair, non-condominium home owners should be legislated to maintain reserve funds for their homes. If non-condominium home owners and condominium owners must maintain reserve funds that would be one inequity eliminated. I believe that it would be much easier to establish an adjusting formula for condominiums, rather than Government trying to enforce non-condominium home owners to maintain reserves, don't you?

3. Also, a large number of non-condominium homes have more square footage than condominium units yet their property taxes are not much less or are in fact considerably more. This can be attributed to the financial status as mentioned above, or to a different approach to calculating the market adjustment factor (MAF). A condomini-

um neighbourhood is usually interpreted as the units within the condominium corporation (at the discretion of the assessor). The neighbourhood for non-condominium homes means exactly that, meaning all of the neighbouring homes in a particular community. I believe it would be fair to say that the approach within a condominium corporation is in effect a market value appraisal as opposed to the “mass appraisal” approach used in single family residences, which results in condominiums being assessed closer to the real value than single family homes are.

Even if the Government moves as planned to a “Full Market” value system in 2009, as the basis for property assessment, whether condo. title or not, the inequities mentioned above will still not be addressed for condominium home owners and needs to be seriously looked at now.

What Can Be Done?

We are asking that those responsible for setting the guidelines (SAMA), for calculating assessed property values for condominiums, to review their manuals to establish a way to address the inequities mentioned above, and if so, what can be done to implement policy change. If there is no discretion, or no policy amendment, that can be made under the current system (manual), then what legislative change is needed so that the manual can be changed and these issues dealt with?

Condominium owners are very displeased with the current process and will press this issue for a resolution.

In the absence of reasonable, and timely response, condominium owners are prepared in numbers, in the Province of Saskatchewan, to take collective action on seeing that their concerns are heard, and their goal for fair taxation is realized.

Regina is a great place to live, let's not resent the place we choose to make our home, or lose our neighbours to other provinces, due to excessive levels of taxation. It's time to get involved and make change happen.

Health Risks due to Pests in our Environment

By Joel Gosselin



So you live in a condo and have not seen any unwanted guests such as insects or rodents but you wonder what the implications are if something does show up. New diseases and imported viruses will affect your health or can be fatal if precautions are not taken to reduce your exposure to the animals that carry them.

Deer mice are found in both rural and urban areas and are carriers of a Hantavirus strain called Sin Nombre which has killed 13 people in Canada. Block off holes leading to the exterior to prevent their entry by using steel wool, caulking, etc. Use a disinfectant such as Konk Disinfectant before cleaning droppings, urine stains and dead mice. Cut tall grass and weed seeds that provide food and shelter to keep them away from your home. Rodenticide baits and wind up multiple catch traps are excellent for eliminating rodents before they start to multiply.

Most condo owners love birds and will often install bird feeders on their balconies hoping to get a close up look at these beautiful creatures. Many birds are carriers of a debilitating disease called Lyme Disease. Bird feeders should be placed away from buildings inhabited by humans to avoid contact with ticks that are vectors of Lyme

Disease and that can be transported by birds directly onto balconies.

Mosquitoes species in most parts of the world carry diseases that are deadly to humans. West Nile Disease was introduced into North America in 1999 and has caused 20 fatalities so far in the USA. Preventative measures must be taken whether you are sitting on your balcony, playing a game of golf, taking an evening walk or are doing one of these activities in a foreign country. Applying a personal insect repellent and wearing protective clothing will reduce your risk of contracting one of these diseases. Encourage mosquito larvacide programs and adult fogging programs to reduce your risk of contracting viruses and to reduce your exposure to pesticides. Municipal programs are more thorough and use less pesticide than individuals do.

Address your particular situation by consulting a professional before taking any action. Free pest identification, product sales and professional services are offered by most pest control companies. Doing a bit of research will go a long way to protect your health and giving you peace of mind.

Swat Team Pest Services Inc. Joel Gosselin, President 1-204-925-7928

National Report

National Board Activities British Columbia and More

By Deborah M. Howes, A.C.C.I., F.C.C.I.

The National Board held its spring meeting on May 4, 2001 in Kelowna, B.C. Last year we chose Kelowna as our meeting site to assist with our organizing activities in B.C. While we all enjoyed the beautiful scenery, nice weather, great company and warm hospitality, we also did a lot of work.

The work began with committee meetings on Thursday, May 3, followed by the Director's meeting on May 4th. Some of the current initiatives include:

- recognizing the formation of a new Chapter in Barrie, Ontario. Since last fall, Gerrit Rosenboom has single handedly established this new Chapter with over 50 members to date. Elections for officers will occur in early September. Congratulations!
- confirming the National AGM date for Friday, November 16, 2001 in Toronto to be followed by the National Awards Dinner. We've changed the format for this Awards Dinner so that any member who wishes to attend can purchase a ticket. At the Dinner we will recognize the new Fellows, Distinguished Service Awards, H. Penman Smith Award of Excellence for the Most Outstanding Newsletter, Lorne Young Chapter of the Year Award and new Chapters created in the previous year. New Associates of the Institute will also be acknowledged.
- producing a new four page brochure about C.C.I. membership, benefits and awards. This brochure is being used where ever we are trying to set up a new Chapter. Current Chapters can also obtain copies for their membership recruitment efforts.
- revising the National website content and format to provide more information



for C.C.I. members and the public. Watch www.cci.ca for future developments.

- agreeing to work with the Canada Mortgage and Housing Corporation on its initiatives to develop national research on condominiums and to develop a new condominium buyer's guide.
- receiving an interim report from the Education Committee on its projects, including the review of the A.C.C.I. designation and standards, developing a national handbook for condominium owners, developing a national three level director's course, and developing a national speaker/ instructor bureau.
- confirming that the National assessment will remain at \$35.00 per member per year for the coming fiscal year.
- approving a national policy on links and advertising on C.C.I. websites.
- receiving an interim report from the Reserve Fund Standards committee who are developing standards for reserve fund providers.

- approving two new Associates from the Golden Horseshoe Chapter.
- investigating the requirement for condominium corporations to carry "human rights" insurance coverage as part of the directors and officers liability insurance.
- updating the current list of brokers for condominium owners insurance coverage.
- exploring the possibility of holding the spring 2002 meeting in Regina.

On May 5, 7 and 8th, various CCI speakers and Executive presented information about condominium and C.C.I. to strata owners in Kelowna, Vancouver and Nanaimo. What follows in a brief summary of those events. We extend a special thanks to everyone who helped organize, speak at and host these events. We could not have done it without all the volunteers. Thanks also to every Chapter who sent extra copies of their newsletters for the strata owners and professionals in each of these cities. Thanks to the National Directors for financially assisting these planning

groups to form new chapters. Finally, thanks to the North Alberta Chapter for its generous offer to financially assist the new B.C. Chapters with their first year's National assessment for their 35 founding members.

Kelowna

C.C.I. teamed up with the Interior Strata Owner's Association to present a one day education seminar and trade show for the strata owners and professionals in B.C.'s interior. About 100 attendees spent the day learning about C.C.I., Insurance, Reserve Funds and Reserve Fund Studies, Audits, the new B.C. Strata Property Act, and Rules and By-laws.

President Pat Cassidy, Vice President Ron Danks and I spoke about C.C.I. at the Association's Annual General Meeting later that day. We hope that the Association will consider joining C.C.I. as a new Chapter.

Vancouver

In Vancouver, C.C.I. partnered with Vancouver Condominium Services Ltd. to present a one day education seminar there. About 45 persons learned about C.C.I., Reserve Funds, the National Building Code, By-laws and Condominium Statutes and How to Avoid Liability in Marketing and Managing Strata Corporations. There was some agreement to form a Chapter in Vancouver and they anticipate having 50 members by late June.

Nanaimo

Most of the National Executive traveled to Nanaimo and spent most of the day with a small but enthusiastic group of owners and professionals. They have a strong interest in forming a Chapter on the Island and also hope to have 50 members by late June.

If you know someone who owns or works in condominium in any of these areas, urge them to get involved with C.C.I. The National office can put them in touch with the appropriate people in each area.



Wayne Cybak and Pat Cassidy in Kelowna



CCI National Executive & Float Plane



Lunch meeting with friends from Nanaimo



Ron Danks lectures at ISOA/CCI Conference in Kelowna



Our booth in Kelowna

London and Area Chapter

The London and Area Chapter finished out the year with a seminar in late April on highlights of the new *Act* attended by approximately 200 people. This came on the heels of the final session of the Condominium Course attended by 55, some from as far away as Windsor. The Education Committee is working on a schedule for next year that will provide information geared to help the condominium community get a handle on various aspects of the new legislation and provide practical guidance to assist corporations in meeting new responsibilities.

We have appreciated the help we've had from speakers from other chapters in the past and hope you are willing to share with us again this year. Our local speakers have done an admirable job and enjoy the opportunity of being in the audience rather than at the podium on occasion! Other goals before us in the coming year include expanding our video tape library and increasing content in the quarterly newsletter. Wish us continued success as we do you.

Toronto Chapter

CCI-Toronto's first task is to thank a group of individuals who contributed their time and expertise towards the success of a number of seminars recently held by the Toronto Chapter.

In March, we presented "The Utility Jolt" seminar featuring a panel of expert speakers from Ontario Power Generation, Better Buildings Partnership, Enbridge Consumers Gas and Toronto's Water Efficiency Program. Our thanks to Peter Leong of Cochrane Engineering for moderating this highly-relevant seminar.

In April, we presented a seminar entitled "Telecommunications ... Unplugged". Guest speakers John Deacon of Deacon, Spears, Fedson & Montizambert; Rudy Fliegl of Fliegl Engineering; and Audrey Loeb of Miller Thomson LLP all contributed towards a stimulating discussion of the increasingly competitive market in telecommunications and how condominiums can benefit.

And, in May, "The New *Condominium Act* ... What's New for Directors" seminar attracted a large crowd to learn from the wisdom of a panel of condominium wizards. CCI-Toronto extends its appreciation to moderator Bob Gardiner, Mark Arnold, George Barycky, Gina Cody, Jonathan Fine, Peter Harris, Gerry Hyman, Denise Lash, Peter Leong, Audrey Loeb and Barry Widman. This outstanding team presented a three-hour blitz and condo directors left with a hugely valuable 200-page compilation of their presentations.

The collection of papers prepared for this seminar authoritatively explores all facets of the

Condominium Act, 1998. Copies can be ordered by phoning the CCI-T office or through www.ccitoronto.org.

CCI-Toronto members will have noticed that we've changed the name of our quarterly newsletter to "The Condo Voice" ... to better reflect its role as the heralding voice of Toronto's condominium community. Our Spring issue featured as its cover story a townhouse condominium complex in Wasaga Beach as well as an in-depth article on resort condominiums and some of the big city problems faced in cottage country.

This emphasis coincided with the launch of the new CCI-Huron Chapter which will be servicing the condominium community in areas of Northern Ontario such as Barrie, Gravenhurst, Owen Sound, North Bay, Muskoka, etc.. CCI-Toronto has been delighted to assist Gerrit Roosenboom's efforts in successfully launching this new chapter.

By now members of CCI-T will have received the *2001 Professional Services & Trade Directory* recently published in May and highlighting the services provided by our supplier members. The Directory is an invaluable resource tool and we encourage you to consult it when you need the assistance of specialized professionals and trades.

The long-awaited new edition of "The Condominium Handbook" – authored by Gerry Hyman, Q.C., LL.M., FCCI – can now be ordered. A best-seller, it's a must-read for condo owners and reflects the changes arising from the new *Condominium Act* and its regulations.

Manitoba Chapter

An April workshop on the art and science of landscaping was well received and addressed property management responsibilities, organization of large landscaping retrofits and annual landscaping considerations. Residents of Winnipeg multi family residences are pleased to have received confirmation of their recycling program. Representatives of the City have been visiting all multi family properties to determine site specific locations for the bins they will be providing. The program will be in full force by November and as it was introduced without a user pay component, the commitment of condominium owners is mandatory for its success. The issue of most concern to our members is that of condominiums paying only their "fair" share of property taxes. To that end, members of CCI were asked for their support through contributions of \$20.00 from each condominium owner and based on the most positive response, the Property Tax Committee has been able to move forward with hiring of a media consultant. This will permit the implementation of programs including advertising the inequities and making sure that the actions taken are effective and will result in condominiums paying only their "fair" share of taxes. A golf tournament is planned to be held with the AGM this fall which expects to be lots of fun.

In Manitoba we are enjoying the delightful warm weather and we wish everyone a wonderful summer season!

South Alberta Chapter

Since September 1, 2000 the members of the condominium community in south Alberta have been experiencing the changes that came with the new *Condominium Property Amendment Act* and Regulation coming into law. We have all been reading the legislation, asking questions, taking courses and implementing the changes one piece at a time. For our Chapter this has created an extremely busy time, for both the Chapter and its many volunteers.

Our Chapter made a commitment to its members to present a topic a month, for the next year, focusing on the key issues in the new legislation and have been overwhelmed with the community interest and support. As a result our membership in the Chapter has experienced constant growth.

The hot topic seminars and monthly luncheons have been well attended. We are seeing more than 100 in attendance at our monthly luncheons, for which we credit a great committee that organizes these luncheons. Kelly, our Administrative assistant who tells everyone about them, and a group of professionals in Calgary who time and time again give so freely of their time and expertise to share their knowledge with our community.

We have entered into a relationship with The Land Center, an organization that provides a library service to our web site that will enable users to access a bank of information and articles on the topic of condominium...watch for this feature in the near future...www.cci-south.ca.ab

For this 2000-2001 term we have a majority of new members elected to our Board of Directors. With this change we held our first strategic planning retreat in January 2001 which was most successful and are now going through the growing pains that result when you pull together a group of dedicated, creative and enthusiastic Board members. I commend them for their hard work and participation, especially in such a busy time. As the Chapter President, I am proud to be part of such a dynamic group and look forward to the upcoming years.

mark your calendars

now

"2001: A Condo Odyssey"

Joint CCI/ACMO Conference

November 16-17, 2001

International Plaza Hotel, Toronto

For up-to-date information visit the CCI Website at "Events", www.cci-toronto.org



Golden Horseshoe Chapter

The Golden Horseshoe Chapter is extremely pleased to offer congratulations to two of our board members who have recently succeeded in achieving their ACCI designations. We are proud to announce that Kim Coulter and Craig Robson have successfully completed the necessary requirements to obtain their ACCI designations.

Ron Danks and Kim Coulter have recently returned from their travels to Kelowna and report success at all events they attended while out there.

On April 20th, the Golden Horseshoe Chapter with assistance from ACO presented a one day seminar in Brantford on the new Regulations to a sold out crowd of property managers and directors. In spite of the lights going out mid-afternoon the presenters did an excellent job and many favourable comments were received from those in attendance.

In June we will be presenting a half-day seminar in Hamilton at the Convention Centre and plans are already underway for our fall Level II director's course.

We continue to experience growth in membership and our Secretary, Steve Warner, continues to update as well as upgrade our website. Steve's latest project is a chat room where questions may be asked and/or answered or general discussions entered.

Lastly, we wish to welcome our newest Board member. Doug Shepherd has recently been appointed to our Board. Doug is a board member at his own condominium corporation in the St. Catherine's area so is able to provide invaluable input from that perspective. We have already put him to work on our Hotline. Welcome Doug, we look forward to working with you!

Huronia Chapter

We're up and running:

Our first educational seminar was a great success. The full day session, held on 21st of April, was attended by 79 people. Ten speakers presented a mountain of information relating to the operation of condominiums and the new condo act that will take effect on the 5th of May. Questions from the audience were lively and numerous. We were most fortunate to have Denise Lash and Lou Natale, specialists in Condo Law, volunteering their time to provide legal information and advice to directors and managers. Steve Brown and Mina Tesseris, both P. Engs., provided valuable answers to questions relating to performance audits, ONHWP coverage and mandatory reserve fund studies. Mike Laycock, Auditor, responded to issues relating to the yearly financial audits and Doug Bevan, Insurance Broker, provided important information regarding the establishment of a by-law to identify what constitutes a standard unit. Owners must obtain their own insurance coverage for upgrades or betterments, the deductible portion, and other liabilities. Michael McAlear, David Montgomery and Richard Pearlstein, property management services, each provided well researched information on the keeping of records,

access to records, the new status certificate, substantial changes, proxies, meeting notices and many other subjects of interest to the attendees.

There was a lot of networking activity during the coffee and lunch breaks sponsored by Rogers Cable and the Association of Condo Managers of Ontario, (ACMO). In addition to the speakers above noted; Robert Marshall, P.Eng, with R.J. Burnside, Liz Ryan with Wood Gundy, Ivars Teteris with Major Air, Roger Lambert with Rogers Cable and Randy Elo with Enbridge Gas, responded to many queries relating to their field of expertise.

CCI- Huronia , General Meeting/Energy Seminar, Sat., 8 September 2001:

This meeting/seminar will be held at the Alladin Banquet Hall at 41 Essa Road in Barrie. Speakers will share their knowledge regarding the privatization of Ontario Hydro; what will happen to hydro rates in our area; what option do we have; how can we reduce consumption. Speakers will also present similar information regarding the supply and cost of natural gas and the city water supply.

Huronia Chapter, cont'd

Election of Directors at the AGM, Saturday, 8 September 2001:

Members will officially create the CCI-Huronia chapter by the election of a board of directors and by the adoption of by-laws to govern the operation and administration of our local organization. A maximum board of 15 is being considered with allowances for the board to appoint other members to serve on committees. All members interested in serving as Director of our new chapter must notify CCI-Huronia in writing before the end of July. Ballots will be mailed out to all members with the names of all candidates listed.

CCI -Huronia publications committee:

Howard Walker, President of the Board of Directors of SCC 0159 in Barrie, has volunteered to chair the publication committee. Please forward your suggestions, questions, ideas and articles.

The publications committee plans to produce a quarterly newsletter "the condo forum" that will focus on local issues in the Huronia Area.

"Ask the Experts"

Our publications committee is also working with the editor of the Metro Land Newspaper group to create a weekly "ask the experts" column for our local newspapers.

Coming Events:

*Real Estate Seminar for Agents;
Barrie, 13 September 2001:*

Members of our chapter will be presenting a seminar designed for real estate agents on information in the new act affecting sales of condo units. We are planning a full day seminar for Directors and Managers in Collingwood to serve the bay side communities on the 20th of October. Registration forms for seminar date will be sent to all members in future mailing.

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.