

A Message from Your New CCI National President



I would like to begin my first correspondence to you as President of the Canadian Condominium Institute by telling you what a great honour it is to be able to serve you in this capacity. Having served on both the Golden Horseshoe Chapter board and the National board for many years I have had the pleasure of meeting many of you, the members and volunteers, who make this organization truly great. As a result of that wonderful experience I truly look forward to working for you and it is my hope that I will be able to meet many more of our members during my term of office.

It is comforting to know that, as I begin my term as President of CCI, I will have the continued support of our out-going President, Pat Cassidy who will now fill the position of Chair of the National board. Through Pat's leadership and guidance CCI has steadily progressed to becoming a truly "National" organization. His leadership in instituting a succession system for the Executive Committee as well as revamping the committee structure for the National board, among other incentives, have added greatly to the stability and effectiveness of our organization. It is my hope that I can continue to follow the course that Pat helped map out. Thanks Pat!

I am also very pleased that I will be able to continue working with Deborah Howes (North Alberta) who now assumes the position of Vice-President and Peter Harris, (Toronto) who will continue as our Treasurer. They will both make my job much easier in the coming months. I welcome Gerrit Roosenboom, (Huron) to

the Executive Committee as Secretary. I have known Gerrit for a number of years and I consider myself fortunate to have him on the CCI team. Diane Gaunt, from Taylor Enterprises, will continue in her role as National Executive Director to the board and Executive Committee and a good thing too, as otherwise there wouldn't be anybody to keep us on track, on time and under budget!

At our recent annual general meeting I was pleased to see a number of our national directors whose terms had ended re-elected. It was also nice to welcome back Barry Scott from the London and Area Chapter and Joan Harrower from North Alberta after their brief hiatus from the board. We also were fortunate in bringing three new directors to the board, Loretta Kaechele from the South Alberta Chapter, Andrea Thielk from the newly formed Windsor chapter and Jamie Bleay from Vancouver. I am looking forward to working with all of you. I would also like to extend my thanks to out-going directors Edie Lipson (Manitoba Chapter), Connie Grant (London & Area Chapter), Sandi Cooper (N. Alberta Chapter), Bob Kelly (S. Alberta Chapter), and Randy Heathcote (Regina Chapter), for all of their hard work during their time on the National Board.

It was gratifying to see so many board members from the various CCI chapters across the country attending the AGM as well as the National Board meeting held the following day. I sincerely hope this trend will continue and I urge chapter directors to seriously consider attending both the AGM as well as the spring board meeting and conference. In an effort

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2001/2002

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President's Message *Continues...*

to encourage chapter involvement with these meetings your Executive will be recommending the implementation of chapter clinics, director training programs and seminars on national issues as a regular feature of our in-person meetings, (the National Board also meets regularly by teleconference). While most chapters fund, to one degree or another, the attendance of their National Board representatives to these meetings I would suggest that it's time to start budgeting, if you haven't done so already, to send more of your chapter directors to these meetings. The benefits you will receive from the education programs, through sharing experiences and from networking with other chapters will more than repay your chapter when you bring that knowledge back to your board and your chapter's members.

Following the AGM we held our annual Awards Dinner, hosted by out-going Chair Rob Giesbrecht, (thanks Rob) and it was another great success. Congratulations to the Toronto and Area Chapter for winning both the 'Lorne Young Chapter of the Year' and the 'Penman Smith Newsletter of the Year' awards. Thanks also to the Toronto Chapter and the Association of Condominium Managers of Ontario for the wonderful 5th Annual Condominium Conference that you hosted. It was also a pleasure to witness the presentation of the F.C.C.I. designation to Gina Cody (Toronto Chapter), Sandi Cooper (N. Alberta Chapter), David Duncan (Ottawa Chapter), Bob Kelly (S. Alberta Chapter), Mickey Rosenberg (Manitoba Chapter) and the D.S.A. award to Gerrit Roosenboom (Huron Chapter), Steve Warner (Golden Horseshoe Chapter), (see this newsletter for profiles on these recipients). Thanks to Diane Gaunt and her staff for organizing such a wonderful event.

We were also pleased to have with us at the dinner, Jasmine Martirosian and Helen Hirsch de Haan, representatives of the national board of the American Community Associations Institute and Lisa Avery from their Western New York Chapter. The National board of CCI looks

forward to continuing the relationship between our two great organizations.

Following the AGM and board meetings your executive met for another full day of strategic planning. Issues reviewed included further enhancements to our committee structure, development of national training and educational courses, incentives to alleviate obstacles, financial and otherwise, to owner/director involvement with the National Board and its committees, policies for supporting new and existing chapters and elevating CCI's national image. It was an exhausting process but I can state with certainty that the Executive were very pleased with the outcome, as we believe the National Board will be.

I am particularly pleased with the efforts of our Communications Committee led by Patsy Ernst and Edie Lipson who, with the able assistance of Diane Gaunt and staff, have not only created a new look and format for this newsletter but somehow found time to re-develop our national Website. Please check out the site at www.cci.ca, I know you will be as impressed as I am.

We are continuing in our efforts to expand CCI on a national scale and I am very pleased to announce the certification of two new chapters, the Huronia Chapter and the Windsor – Essex Chapter. Efforts are also being made in Thunder Bay to create a chapter there. Our representatives in British Columbia are also close to creating a chapter in the Vancouver area. We expect some more good news by our May 2002, in-person board meeting. Thank you to all of the individuals who continue to work so hard to develop new CCI chapters across the country.

Recently we were approached by Canada Housing and Mortgage Corporation to assist them with several new national projects. The first of these will be a national guide for condominium purchasers. Work is already underway on that project. The second, which we hope to launch in 2002, is a research project to develop up-to-date statistics on con-

dominiums throughout Canada, (did you know that no-one really seems to know exactly how many condominium/strata corporations there are in this country?).

On a provincial level, chapters are reporting continued growth and great success with their educational programs. A number of provinces are struggling through the process of dealing with new condominium legislation and the CCI chapters in those provinces continue to be at the forefront of educating and supporting their condominium community. In those provinces where there are two or more CCI chapters, we are seeing greater efforts to work together to promote provincial issues and create standardized educational materials.

On May 2 – 5th, 2002, our board and committees will be meeting again in Saskatoon. The North Saskatchewan Chapter will be hosting us and is also planning an educational seminar on the Saturday following the board meeting. We are also planning a chapter clinic on May 3rd for all of the chapter directors and national board members in attendance, so mark your calendars and make your reservations now, (for additional information check out our web site).

As we approach our twentieth anniversary in 2002, I think back to the first generation of CCI volunteers, many of whom are still with us, who not only founded CCI but guided it so well through its formative years. They created the CCI we know today. A strong, vibrant organization dedicated to making life better for condominium owners. Now the torch is being passed to a second generation of volunteers and we will have a rather daunting task ahead of us. We must not only have the strength to preserve the best of what we have become but also have the courage to move forward to what we could be...*The Voice...and Heart...of Condominium in Canada.*

I am looking forward to the challenge.

CCI-National President, Ron Danks

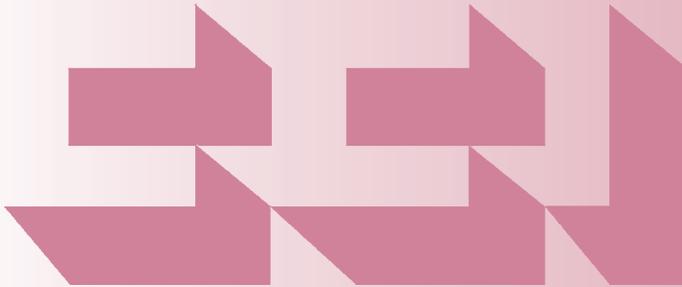
CCI National Annual General Meeting



Rob Giesbrecht chairing this year's National AGM meeting in Toronto



Rob Giesbrecht giving Gavel Plaque to Connie Grant, as outgoing National Chair for 1999-2000



Larry Beeston receiving on behalf of Edie Lipson, who was unable to attend, the CCI National Plaque of Appreciation on her retirement from the Board, from Chair Rob Giesbrecht



Ron Danks (left), incoming National President and Pat Cassidy, incoming National Chairman



Rob Giesbrecht presents to Gerrit Roosenboom the charter plaque for the new Huronia Chapter

CCI National Awards

About the Winners

Gina Cody, M.Eng, Ph.D., P.Eng., ACCI, FCCI



Rob Giesbrecht and Denise Lash, presenting FCCI award to Gina Cody

This is an award given to those who have demonstrated excellence not only in their chosen profession but those who have demonstrated their support, promotion and participation with CCI and the Condominium Community. Who better to give this to than Gina Cody.

We all know Gina – We all love Gina – Why? She is an amazing woman – on both a professional and personal level. She is down to earth and never knows how to say no.

She is a woman with unbelievable energy and a drive to make everything better. Her secret I discovered last weekend when I ran into her at a funky coffee/tea shop where she told me that she had just completed her meditation session.

She spends her weekends with her family, and then goes racing off to a committee related function – which she probably spearheaded.

Her top qualifications and educational background – with her masters and Ph.D and her involvement with so many organizations and committees are too numerous to mention in just my allotted two minutes. But most of us know about Gina and about her accomplishments.

Just on behalf of CCI – Toronto alone – as President of CCI Toronto and as a director of CCI National Board, Gina has made that connection with CAI bringing both organizations together for the first time and working toward also bringing together ACMO and CCI National.

Gina has chaired the CCI/ACMO conference now for two years and this very exciting conference now has been fortunate to have CAI trustees–representatives here at our conference to contribute their knowledge and expertise by volunteering to speak – that is just one of the many things that Gina has done.

Gina has taken leadership of CCI Toronto and introduced the Ambassador program – spreading the word about CCI and increasing membership through management companies.

Her involvement on all levels makes Gina the ideal person for this award. Congratulations, well deserved and thank you Gina.

Presented by: Denise Lash

Sandi Cooper, ACCI, FCCI



Deborah Howes and Rob Giesbrecht presenting FCCI award to Sandi Cooper

Sandi Cooper is a worthy candidate for Fellow of the Canadian Condominium Institute. She first began her volunteer work with the North Alberta Chapter twelve years ago. Shortly after that Sandi was also elected to the National Board, where she has served on the Long Range Planning committee, the Reserve Fund Study committee and the Education committee. This November she retired from the National Board to again focus her efforts at the chapter level.

At the Chapter level, Sandi has served in a number of capacities. She is the current President (returning to the role she had several years ago) and a co-chair of the education committee. Sandi has been a co-chair for the chapter and a staunch advocate of the chapter's educational program. Indeed, in twelve years Sandi has only missed attending less than a handful of the Chapter's educational events. She serves as moderator at most of the events. Sandi is an instructor at many courses. She is a co-author and editor of the Condominium Management 100 - 300 materials in Alberta (the latest educational and resource source for owners, directors and professionals in the province).

Sandi began her career in condominium as an on-site manager and later progressed to a professional manager with a large firm in Edmonton. She is currently a condominium consultant and is also involved in preparing reserve fund studies with an engineering firm in Edmonton.

All of this demonstrates her commitment to improving the business and community of condominium. The North Alberta Chapter was proud to nominate Sandi Cooper for this honour.

Presented by: Deborah Howes

David Duncan, CPM, ACCI, FCCI



Rob Giesbrecht presenting FCCI award to David Duncan

I have the distinct privilege of speaking on the qualities and contributions that have led to the awarding of an FCCI to David Duncan.

David was a member of the Canadian Armed Forces for seven years in the 70's. Perhaps this is where he gets his tremendous organizational abilities. He got his early exposure to condominium life as an owner and director in the 70's and to this day remains as an owner and director.

I admire Dave's foresight. It wasn't enough to contribute to his corporation Board. He saw a need for service in the Ottawa area and stepped in with the formation of his own company, Deerpark Management Ltd. He saw a need for education and served alongside David Medhurst when he organized the first Condominium Conference in Ottawa in 1985.

Dave travelled to Toronto to attend the first three Medhurst conferences in the early 80's and enthusiastically embraced the formation of CCI during that time.

Dave has taught in virtually all of the Directors courses offered through CCI Ottawa over the past 15 years and is a regular speaker and organizer of educational seminars. He has served in many capacities on the CCI Ottawa Board including stints as secretary/vice-president, president and treasurer. Although Dave is tremendously capable I should point out he did not hold all of these positions in the same year. Dave has completed five years on the National Board and, when it became evident that Ontario Chapters could benefit from setting common exams and courses, was instrumental in forming the Ontario Caucus. Dave has earned his CPM, his ACCI and is actively involved with the Real Estate Institute of Canada as a leader and educator.

He has done all of this with the support and encouragement of his family – wife of 27 years, Sue (doesn't that deserve some kind of an award too?), proud kids Darryl, Adam and Laura, who are here to celebrate Dave's honour tonight. So far I've listed Dave's accomplishments and dedication to the many goals of education. I want to share how Dave's dedication has affected me personally – all the way from Ottawa to London Ontario. During the years that Dave served on the National Board I had terms as president and chair. In both of these roles, you are truly only as good as the people who work alongside you. Dave takes his commitment seriously, puts the goal in focus and moves forward with insight, good faith and good humour. I could always

count on Dave's support and his rational approach to issues affecting CCI across Canada. To coin a phrase from one of our auto ads – Dave is tried, tested and true. One of the benefits of any kind of community or professional service association is the development of friendships and, as with many of you here tonight, I am proud to count Dave as a good friend. I'm particularly proud to be the one presenting Dave with his FCCI.

Presented by: Connie Grant

Bob Kelly, M.B.A., C.M.A., ACCI, FCCI



Rob Giesbrecht presenting FCCI award to Bob Kelly

The CCI South Alberta Chapter takes pride in the nomination of Bob Kelly for his FCCI.

Bob has been a voracious writer on condominium. Bob began work on 'Condominium: An Owner's Manual for Canada' in 1987, and went on to work on the Canada-wide coffee table book, 'Condominium: A Quarter-Century Celebration' in 1991.

In 1993 Bob created the Wise-Buyer Booklet and put on the first of many popular Wise-Buyer seminars. In the mid-90s Bob began writing the CONDO LINGO column for the Calgary Herald. This popular column gave detailed explanations of condominium terms, concepts, and practices ... with the occasional news report or issue-oriented opinion. In 1994 Bob created the Condo Expo with over 3000 attended this event. In 1996 he went on to form his company CondoServe Inc., received his broker license from RECA and contributed to drafting of, and taught, the Condominium Sales course for AREA. In 1998 Bob proposed the CCI identification line 'CCI - The Voice of Condominium'.

Bob's involvement with CCI goes back to the late 80's. He first attended the National Conference in 1989, moved to Calgary, and was elected to the South Alberta Board. Bob was elected to the National Board in 1993 and continued as a director until this November, 2001. In 1995, Bob as a member of the CCI National Planning Committee, organized a small delegation to Vancouver to create interest for a CCI chapter. This group spoke to many of the important condominium players - some of whom, like Gerry Fanaken - are now leading the introduction to and involvement with CCI in BC.

Bob, on behalf of the South Alberta Chapter, our sincerest congratulations on this honour.

Presented by: Bernie Winter

Mickey Rosenberg, LL.B., ACCI, FCCI



*Larry Beeston and
Rob Giesbrecht
presenting FCCI
award to Mickey
Rosenberg*

It is my pleasure to introduce a special person to you tonight.

On any team there are those who sometimes throw or catch the 50-yard touchdown and there are those who consistently move the ball toward the goal.

A successful team is made up of people who consistently move the ball and Mickey is one of those people.

Mickey grew up in Winnipeg's North End in a neighborhood, which provided Supreme Court judges, world famous rock bands and...

Mickey attended the University of Manitoba and graduated from the faculty of law. Subsequently, Mickey has practiced extensively in corporate law with an emphasis on real estate.

Mickey is special however, because he donates his talents to many organizations.

In his profession, Mickey has long served the Canadian and Manitoba Bar Association and currently serves as Chair and panel participant for the Law Society of Manitoba.

For his faith, Mickey is a long standing volunteer at Rosh Pina Synagogue and currently serves as Chair of the Management Committee.

For his community, Mickey has long served the Shalom Residences, an organization which provides homes to mentally challenged individuals and currently serves as honorary council.

And then there is the Condominium Industry and CCI. Mickey's involvement with condominiums predates most of us in this room. In 1974, Mickey was retained to convert a rental building to condominium.

At that time, no one knew much about this area of law. So, with an eye to the goal, Mickey did his research both inside and outside the country and in 1975 Winnipeg Condominium Corporation No 4 was registered. I can tell you that the original declaration was copied over and over and over again for subsequent condominium corporations.

This reflects the quality of Mickey's research.

Mickey joined the Manitoba Board of CCI in 1990 and has subsequently served in almost every committee. Mickey has also served for several years on the National Board. Mickey's involvement in the legislative committee reflects his ability to move the ball.

There was no grandstand play to completely re-write the Condominium Act. Instead there were a series of first downs. Position papers were developed, meetings were held, support from other organizations were solicited, each of which moved the ball toward the goal.

In fact the Manitoba act was not revised once during Mickey's tenure, but twice.

As President of the Manitoba Chapter, Mickey always ensured that the committees had the resources to do the job.

He recruited a staff writer for the newsletter committee. His assistant re-organized the mailing procedures for the Membership communications.

Consistently improving the organization and thereby moving the ball toward the goal. Teach a seminar, meet a city councillor, write an article, whatever, Mickey is there to keep the ball moving.

Mickey is a special person and I cannot think of anyone more deserving of the FCCI award.

Presented by: Larry Beeston

A.C.C.A.C.C.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.

Distinguished Service Award

About the Winners

Steve Warner, DSA, CCI (Hon's)



Ron Danks accepting DSA award to Steve Warner from Rob Giesbrecht (Steve unfortunately was not able to attend the Awards Dinner)

We are very pleased to announce that our fellow board member and long time CCI volunteer, Steve Warner, has been awarded the Canadian Condominium Institute's Distinguished Service Award. This award is given to CCI members who have demonstrated meritorious service to the Institute and the condominium community.

When Steve first joined the Golden Horseshoe Chapter he was a unit owner and director of his own newly registered condominium corporation where he eventually became President. During those early years he did a remarkable job of helping guide his corporation through some rough times.

It was around then that he volunteered his services to the GHC board where he has stayed, in one capacity or another, for just over 10 years. For the last five years he has been our secretary.

One of Steve's first major contributions to the chapter was to bring us into the computer age. He began ensuring we were all linked together electronically in one form or another so we could more effectively communicate. He then up-dated our membership and registration files creating new procedures and forms along the way and incorporated all of that into a master system that allows us to keep detailed and current membership information. Steve continues to monitor the system, keeping our records up-to-date, on a weekly basis.

Steve's largest technical contribution to the chapter was his efforts in creating our web site. He did this entirely on his own as none of us had the technical expertise, or patience, to handle the job. Steve continues to improve the site and monitors it on

an on-going basis. His efforts have not gone unnoticed by our membership and the world at large as we have been visited almost 13,000 times since Steve installed a counter on the system in early 2000.

In addition to his technical skills Steve has become somewhat of a condominium expert and has become our members favourite "go-to" guy for advice and assistance in condominium administration and procedures and, as a result, he responds to dozens of e-mail, fax and telephone enquiries every month. Steve also volunteers to help organize and run many of our courses, seminars and other events.

As you can imagine all of this work on CCI's behalf takes some time. Steve isn't one to complain, (at least not often!) but we estimate he must be putting in as many as 6-8 hours every week taking care of GHC business on top of his "day-job". In a sense this award is also recognition for Steve's wife Denise whose support of (and extreme patience with) Steve's involvement with CCI is truly amazing.

Steve has also written articles for our newsletter and it was one of his articles on stainless steel chimney systems that helped alert many condominiums in Ontario to a potentially dangerous fire hazard.

A few years ago we had the distinct pleasure of seeing Penman Smith receive his FCCI for all of his hard work in helping to create CCI and the GHC Chapter. Last year we witnessed the awarding of a DSA to George Shirton who was also instrumental in the development of the CCI and GHC chapter. If Penman and George represent all that was great about our first generation of CCI volunteers then we can assure you that Steve Warner represents the next generation of great CCI volunteers. Above all else, Steve has been a great friend not just to CCI but to all of us who have had the pleasure of working with him all these years and we all look forward to many, many, many more years of working with you. Suffice to say that Steve is well deserving of this prestigious award.

Thank you Steve with all of our hearts for a great job.

Your Friends, The Board of Directors,
Golden Horseshoe Chapter, CCI

Presented by: Ron Danks

Distinguished Service Award

About the Winners

Gerrit Roosenboom, CCI (Hon's)



Rob Giesbrecht presenting DSA award to Gerrit Roosenboom

I am privileged to honour a very special member of the condominium community- Gerrit Roosenboom.

Gerrit has donated years of his time in numerous volunteer roles to improve the experience of condominium living for all of us.

Gerrit was born in Holland and raised on a farm near Fergus, Ontario.

Gayle and Gerrit have 2 daughters Joanne and Darlene.

Multiple jobs have been Gerrit's style for many years. Even as a conductor in his early years in northern Ontario, he was in great demand as a carpenter and built a number of homes.

After being promoted to railway supervisory positions he kept on building and added educational courses for more challenges besides coaching ringette and baseball. In his spare time he served as director on the board of the Hornepayne Hospital.

Ultimately his wife Gayle and Gerrit moved to Montreal, where he worked himself up to reach the position of Director of Planning for Via Rail Canada. Of course still attending educational courses and volunteering to build rec. rooms, patios and sundecks for neighbours and friends. By the way, you should have seen his rose garden.

Gerrit left VIA Rail and Montreal in 1989 and moved into a condo in the Toronto area. Retired you think? Not likely, he joined the Transportation Safety Board of Canada to investigate railway accidents. In May 1993, Gayle and Gerrit bought a condo in Richmond Hill and on day one was appointed to the board of directors. Within 3 months he became the president

of the board for the next 7 years. In addition, he was appointed the President of the Richmond Hill Condo Association. On joining the board he sought education to better serve his fellow owners and was introduced to the Canadian Condominium Institute. It was not long after that his enthusiasm was noticed by board members of the Toronto Chapter and was invited to join our board and became an active participant. By the way, still taking educational courses by attending the Humber College Condo Law, an intensive course on mediation and civil law.

A year ago, Gerrit was elected to the board of CCI National and also moved to Barrie, Ont. Still with time left over he recognized that northern condo owners were in need of knowledge and started the effort to create a CCI chapter in Barrie. Within 6 months 50 members were signed up and the Huronia Chapter was formed. Time to rest yet; no way! His team is presenting seminars in Collingwood, Sudbury, North Bay and Alliston. More communities are on the list.

His service to the condominium community is genuine and spontaneous, making him truly a distinguished person, and making this award very appropriate.

Gerrit please come forward and accept this award, The Distinguished Service Award, as a token of our gratitude and appreciation.

Presented by: Gina Cody

2001 National Awards Presentation

On behalf of CCI National, we would like to thank the following sponsors of this year's Awards Presentation and Dinner:

- CCI London & Area Chapter
- CCI Manitoba Chapter
- CCI North Alberta Chapter
- CCI Ottawa Chapter
- CCI Toronto & Area Chapter
- Simpson, Wigle LLP
- Wilson, Blanchard Management Inc.

Double Award Winners



H. Penman Smith Newsletter of the Year Award (First time awarded)

Presented by CCI National Chair Rob Giesbrecht to Toronto & Area Chapter – Denise Lash, Bob Gardiner, Gina Cody, Janice Pynn, Peter Leong, Peter Harris and Steve Willerding.



Lorne Young Chapter of the Year Award

2001-2002 Recipient Toronto & Area Chapter

Front Row: Bob Gardiner and Gerrit Roosenboom

Back Row: Denise Lash, Peter Leong, Gina Cody, Janice Pynn, Steve Willerding, John Warren, and Peter Harris

More National Awards Dinner Memories

This year's lucky draw prize winners...



A fun evening was had by all – our Atlantic Chapter delegates in attendance

Atlantic Chapter

February 16, 2002 – CCI Atlantic's Double Date

February 16, 2002 is the deadline for filing Reserve Fund Studies with the Registry of Condominiums in Nova Scotia under the amended *Condominium Act*. The countdown to February 16th ends two years' notice to existing condominium corporations of ten or more units to get their first Reserve Fund Study done and filed. The *Act* provides for late filing penalties. The initial period of mandatory RFS, as predicted, continues to be time and cost intensive for most corporations. CCI's November 3, 2001 RFS Seminar had 83 in attendance.

February 16, 2002 is also the date of CCI Atlantic's annual Condominium Course. The all-day Saturday course, at Saint Mary's University, Halifax, will be **Practical Management Principles** – part two in the new three-part series adapted from the curriculum developed by CCI's North and South Alberta Chapters.

Thank you to the CCI organizers of the AGM events and joint conference in Toronto, November 15-17. The Atlantic Chapter's contingent of eight enjoyed the hospitality, networking, and education sessions.

Golden Horseshoe Chapter

2002 will be a very busy year. In April, we have scheduled a half-day seminar for three locations in the Chapter's territory; Burlington/Hamilton, Kitchener/Waterloo and St. Catherines. In the Fall of 2002, we are planning to run the Level 200 course again with perhaps more regional coverage.

This year, one Board member retired. Connie Kowalski married this past summer and decided to step down. Before doing so, she was instrumental in pulling together the roster of mediators for the chapter web site.

At our recent AGM we were pleased to have Janet Milne from Hamilton join the Board of Directors. Janet is a board member of her condominium corporation.

We are extremely proud to announce that Steve Warner, our Chapter Secretary has been awarded the Distinguished Service Award by the National Board of Directors of CCI.

We congratulate Ron Danks, our former president on his appointment as President of the CCI National Board of Directors.

Toronto Chapter

The Toronto Chapter continues to be busy still fielding numerous phone calls from condo owners and directors needing to clarify issues relating to the new *Condominium Act*. Orders for our publications covering the new *Act*, continue to be strong as well.

Since our last report, CCI-Toronto has hosted two very popular seminars. The first, held on September 13th at the Novotel in Mississauga, was entitled "The New Condominium Act: What's New for Directors?". It was a follow up to the same seminar held on May 12th, and this time drew in a crowd of 52 participants all gathering to discover the impact the new *Act* will have upon them. The second seminar, held on October 13th entitled "The Condominium President: The Good, the Bad and...(the Ugly?)" was held at the Bloor Yorkville Marriott hotel in downtown Toronto. Participants included condo Board Presidents and soon-to-be Presidents. They gathered for a lively session covering topics such as: Elections and Removal, Duties and Responsibilities, Leadership Qualities, Management Techniques and much more.

As could be predicted, the highlight of the fall season was the *Fifth Annual Condominium Conference* (jointly sponsored by CCI/ACMO). It drew hundreds of delegates to the International Plaza Hotel on November 16 and 17th. Attendees visited the trade show featuring exhibitors promoting various supplies and services for the condo industry, attended information seminars and had the opportunity to "Ask the Experts" – hosted by a panel of the Condominium Experts.

November 29th was the date set for the Annual General Meeting, held at the CCI-Toronto offices. There was a good turn out of members and the evening ended with a wine and cheese reception after the meeting.

Our fall session of the Basic Condo Course was extremely well attended with 82 registrants. The next session will start on February 20th, 2002. The Advanced Level Course will begin on January 16th, 2002 at the Ramada Don Valley Hotel.

Please call the CCI-T office at (416) 491-6216 for membership enquiries, resource materials, conference or course registration and for general information. Also, check for up to date information on CCI's web site at www.cci-toronto.org.

Huronia Chapter

Nine months of hard labour by a dedicated twelve, bore fruit on the 12th of September 2001. On this date we celebrated the birth of a brand new chapter of the Canadian Condominium Institute in the Central and Northern Ontario Area. The name Huronia was adopted to reflect the geographical center of activity and a tourist map bearing the same name.

The building of Condominiums in vacation country and northern cities is booming as in the southern cities. After 30 years of cutting grass, shoveling snow and painting we are looking for time to relax and travel. Now that our kids have left home, we are looking for a life style that does not include those chores we faithfully performed for the last 25 or 30 years. Enough already!

The enthusiastic participation of many indicates that the spirit of volunteering is alive and well in Northern Ontario. Eighteen persons donated their time to lecture at our seminar in April and 15 stepped forward to take on the position of directors to guide the chapter through the first few years. Local participation from many communities was exceptional.

We have enjoyed a very busy summer. Education seminars were held in Alliston, Barrie, North Bay, Collingwood and Sudbury. And the most gratifying part was the efforts of local participants in every community who arranged the meeting halls, meals, coffee, placed articles and ads in local newspapers and even assisted in the lecturing.

The need for our travelling road show to bring education and information to the various communities is verified by the significant numbers that attend these seminars and the continuing requests for more in different communities.

Eighty-five attended our Real Estate seminar in Barrie on the 1st of November. There was considerable interest in the new Status Certificate and the mandatory Reserve Fund Studies. They were very interested in the fact that agents had access to the status certificate before the sales effort started, thereby gaining valuable information regarding the unit being offered for sale.

Sixty persons came to the directors seminar in Collingwood on the 20th of October. They expressed a keen interest in the substantial change provisions as well as insurance and the standard unit by-law referenced in the new *Act*.

Thirty attended our seminar in Sudbury on the 10th of November. This number is outstanding, considering that there are only 10 active condo corporations in the Sudbury region. The assistance of the

local people was invaluable. It was a great experience. There was an active interest in creating a local committee to encourage the sharing of experiences and helping each other in obtaining better services. A great deal of discussion centered around the status certificate, the reserve fund, the standard unit by-law and substantial changes by owners to the exclusive use common elements. Quite some time was taken to explain the importance of planned maintenance and repairs to maintain the value of the building and to avoid the possibility of large special assessments for unexpected repairs.

Our challenge will be to satisfy the educational and informational needs of our members. We are committed to be an information resource for you. We encourage our members to send in their questions and ideas. Requests have been received for other seminars in North Bay, Orillia and Alliston. Thunder Bay, Timmins, Sault Ste Marie and Elliot Lake are other locations considered. We will respond.

We consider our growing membership a measurement of our success and by this yard stick we have exceeded our target amazingly. Our guess was that we would have 50 members in our first year. We are already close to double that number. We look forward to a great year and many new friends.

Ottawa Chapter

In Spring 2001, the Ottawa Chapter held a very successful Directors' Course. However, as people registered, it was noted that the "snow birds" down in Florida were going to miss this session. Therefore, the Directors' Course was repeated in the Fall and registration, once again, was good.

On November 3rd, 2001, the Ottawa Chapter held a Breakfast seminar prior to their Annual General Meeting. The topics were "An Open Question and Answer Forum Regarding the New Condominium Act" and "Alternate Dispute Resolution". A panel of professional experts were available for the Question and Answer Forum and the guest speaker, concerning Alternate Dispute Resolution, was Mr. Robert Bales with Robert Bales and Associates. Mr. Bales is an engineer and lawyer who has taught ADR at Carleton University in Ottawa. Both sessions were very informative.

The Ottawa Chapter Board of Directors is currently planning the Spring Education format. The Directors' Course might be repeated in the Spring or, in lieu of the Course, one day seminars will take place."

Manitoba Chapter

As we move toward winter and the holiday season, Chapter activities are in full swing. Recycling is now being provided to condominium corporations and the program has been well accepted. In many properties recycling has resulted in a 50% reduction in regular waste removal. Unfortunately the City of Winnipeg has also requested that corporations sign an Indemnity, Release and Undertaking Agreement that the Chapter recommends not be signed. In that regard, we are currently working with City legal department representatives.

On October 10th, the Honourable Stuart Murray, the leader of the opposition P. C. party, attended an Open House on property tax issues. The meeting was attended by over 400 condominium owners. CCI is continuing to move this concern forward.

The annual fall workshop was held on November 17th. Topics addressed included Responsibilities in Common Law and Statute Law, Communication, Insurance, Reserve Funds, Building Studies, *Condominium Act* and Cash Management.

North Saskatchewan Chapter

The chapter concluded its year with an AGM and seminar on Energy Conservation and Energy Purchasing Options on September 27, 2001. The AGM and seminar were well attended, with approximately 70 participants. At the conclusion of the AGM a new Board was struck with the all of the Board members from last year being retained along with one new Board member. Planning for this new year has commenced inclusive of 3 committees being struck:

- 1) *Education Committee* which has sent out and is now gathering/analyzing a survey of our membership relative to education topics
- 2) *Legislative Committee*, their aim will be at providing input to the Provincial Government as we begin the process of refining our Act
- 3) *Advertising Committee* which is trying to encourage various groups to get involved with CCI.

The local board has just released its Fall Newsletter, is planning a winter seminar, and has commenced the planning to host the National Board semi-annual meetings in Saskatoon in May 2002. Our Chapter President (Chetan Thakore) was able to attend the recently held National Board meetings in Toronto and has come away with a host

of ideas for the local chapter, inclusive of topics for a seminar to be held in-conjunction with the semi-annual (May 2002) National Board meetings in Saskatoon. We look forward to hosting this event and expect it to bolster our efforts in Saskatchewan to get more condominium corporations actively involved with CCI.

Northern Alberta Chapter

Our Annual General Meeting and mini seminar dealing with *Betterments and Improvements*, held mid September, was attended by 64 people. We were sorry to say goodbye to a number of long time Board members: Garry Ruhl, Bill Kerr, and Barbara Witt, who have served our Chapter well for many years. Ten new directors were elected to the Chapter board, Barb Surry, Nick Travato, Ellen Bremner, Gord Rajewski, Peter Smith, Leslie Wicks, Ken Alyluia, Ernie Paustian, Roxie Koch, and Phil Turner. They all bring with them new ideas and enthusiasm, and we are happy to welcome them on board.

Due to the amendments to the *Condominium Property Act* of Alberta, and the special seminars our Chapter held last year to introduce the changes, our membership increased by approximately 17%. Our membership committee this year will face the additional challenge of retaining those new members while trying to attract new members.

On the Education front, the Chapter held a Condominium Management 100 Course in October, with 32 people in attendance; and a Condominium Management 200 Course in November, attended by 14. With many more courses and seminars planned, our Education Committee will be kept very busy.

Provincially, we continue to liaise with the South Alberta Chapter on all issues, including A.C.C.I. exam criteria, courses, and seminars.

At the National level, our current Chapter President, Sandi Cooper, received a Fellowship (F.C.C.I.) to the institute, presented at the National Annual General Meeting in Toronto. Former F.C.C.I. recipient, Deborah Howes, was elected to serve as Vice President of the National body. Our Chapter Chairperson, Joan Harrower, was elected to the National Board.

The coming year should prove to be exciting and busy. Surveys sent to our membership will help to direct us and we look forward to serving our membership with issues of interest.

News from Thunder Bay

Good News! The value of CCI is being recognized by condo owners in the north. Doug Steen and Paul Mueller are leading the charge to start a chapter in Thunder Bay. Last spring, they organized a seminar on the new reserve fund requirements, which was well attended. Condo owners, directors and managers in Thunder Bay are anxious to learn more about the new Ontario Condo Act, Human Rights, Labour Laws and the many other regulatory requirements. They recognize the value of the information, education and the resources that CCI is able to make available to assist Directors and Managers to better meet their obligations to the owners. Look for a seminar and chapter start up in the early spring of 2002. CCI - National and other Ontario Chapters will be available to assist in making this startup a success. Our thanks go out to Doug and Paul for their initiative and super effort to provide a better management service to condo owners in Thunder Bay.

News from Vancouver

As of November 30th, 19 members have signed up for the fledgling Vancouver Chapter of CCI. Some of those members joined after attending a seminar held on October 30, 2001 which was sponsored by the Homeowner Protection Office. The topic was bylaws under the new Strata Property Act and the seminar was well received.

The Vancouver Chapter is planning another seminar on January 30, 2002. By that time it is anticipated that the Chapter will have the required number of members to apply for CCI certification as a new chapter.

Thank you to the National board for their support and encouragement, and a special thanks to Deborah Howes and the North Alberta Chapter!

ANNOUNCING THE NEW

CCI Windsor – Essex County Chapter

This brand new chapter has interesting and informative seminars planned for the new year including "Planning for your Reserve Fund Study" and "Preparing for your AGM".

Contact information is as follows:

CCI Windsor – Essex County
Chapter

P.O. Box 693, Station A
Windsor, ON N9A 6N4

Tel: (519) 256-0594

Fax: (519) 253-0309

Other Laws

By: Ronald S. Danks, Barrister & Solicitor

All provinces have legislation that governs how condominium corporations are created and administered. In provinces like British Columbia and Alberta the legislation is very comprehensive, (and in Ontario, extremely so!) while in others, such as Manitoba, it can be very basic. Those involved in the administration of condominium communities are certainly aware of the need to comply with the requirements of their own province's condominium legislation but sometimes forget that there are many other laws, by-laws and regulations that can have a significant effect on the decisions they make.

There are literally hundreds of thousands of laws in Canada, far too many address in this short article but in the

following notes we will review a few of these, some federal, and others that are typically found in most provinces and territories.

Occupier's Liability

Most provinces have legislation governing "Occupier's Liability" and while the language may vary somewhat most are comparable to the Occupier's Liability Act of Ontario, which states that an occupier of premises, "owes a duty to take such care as in all the circumstances of the case is reasonable to see that persons entering on the premises, and the property brought on the premises by those persons, are reasonably safe while on the premises." The "occupier"

of the common areas of a condominium or strata community is the condominium corporation. This legislation imposes an obligation on the corporation to ensure the premises are safe for all of those who may have reasons to use them.

The degree to which corporations may be held liable for potentially dangerous situations was explored in the British Columbia Supreme Court case of *Kater (Guardian of) et al. v. Ghag Enterprises Ltd., et al.* (1991) 17 R.P.R. (2d).

This case involved a suit against a condominium corporation and a unit owner. A unit was being rented to tenants who had an eight-year old daughter. The tenants complained to the unit owner's property agent about a depression in the unit's driveway area. The

depression was approximately four feet in circumference and four inches in depth. While riding her bicycle, the tenant's daughter rode over the depression and as a result, fell and broke her leg. The child and her parents brought an action against the corporation and the unit owner for damages.

In the British Columbia court decision, the Judge had no difficulty in finding the condominium corporation and the unit owner to be occupiers of the property and therefore jointly responsible for ensuring that it was kept and maintained properly. Accordingly, the Court divided 75% of the damages between the unit owner and the condominium, but denied 25% of the claim on the basis that it was partially the child's own fault.

The liability of an occupier of land does not only extend to rectifying physical problems that may pose a danger but also ensuring adequate security measures are taken.

In the decision of *Allison v. Rank City Wall Canada Limited* (1984) 45 O.R. (2d) (H.C.J.), the court found an apartment building owner liable on the basis that he had failed in his obligation to make the premises safe for his tenants.

A tenant had been assaulted in the underground garage area and the defendant was found negligent. In this case, the Judge determined that the security measures were totally inadequate in that, the patrolling of the parking area was insufficient, the lighting was dim and there was no close-circuit television monitoring the parking area.

The tenant's lease also contained a general indemnity clause purporting to relieve the landlord from liability for personal injuries suffered by a tenant "in any way". The Judge held that this clause did not eliminate the responsibility of the landlord to take reasonable precautions to ensure the safety of his tenants. Damages in excess of \$18,000.00 were awarded against the apartment owner.

Both of these cases underline the need for board members and property managers to remain constantly alert to potentially dangerous situations within the Corporation.

Environmental Laws

Condominium Corporations, their Directors and their Property Managers are vulnerable to potential liability under existing environmental legislation and the common law. Legislation that is most likely to affect condominiums includes, environmental protection legislation; occupational health and safety legislation and; local by-laws.

Over the past decade the number of investigations and charges laid under environmental related legislation has increased dramatically, bringing with it a high conviction rate, (in Ontario over 90%). The trend is to not only charge the corporate offender, but to also lay charges against all the individuals who may be even remotely responsible for the incident; this could include the officers, directors and employees of a condominium, and even its property management company.

Some common situations that could give rise to potential environmental liability include:

- improper use, storage or disposal of pool chemicals, pesticides, fertilizers, cleaning solvents, etc., by the Corporation, its staff and residents;
- failing to properly instruct staff, (or volunteers) in the proper use of hazardous materials and, as importantly, making sure they know what to do in the event there is contamination;
- failing to ensure that maintenance companies or contractors who are involved with work on the common areas that could cause some form of contamination are adhering to environmental regulations; and
- failing to report incidents of contamination in a timely fashion when they do occur.

By carrying out proper environmental, health and safety, and waste audits, in order to determine the actual and potential environmental problems involved in the operation of the condominium, the condominium is then able to develop a proper environmental management compliance program to deal with those problems. Being pro-active like this is recognised as being a strong defence or, at the very least, a mitigating

factor, to a prosecution under environmental legislation.

Miscellaneous

While the type and extent of legislation may vary from province to province it is safe to say that condominiums are all governed by thousands of laws, by-laws and regulations in addition to local condominium legislation. In some instances there may be a number of different laws that apply to a particular decision or action of the condominium, for example having to address zoning by-laws, building code requirements and fire regulations in respect of allowing an owner to enclose a balcony. In some cases a condominium board may not believe that a particular law applies to a decision they have made, such as a local tree cutting by-law that may affect the condominium's ability to carry out landscaping work that involves the removal of some trees from the common areas. Other laws may be so obscure that the board of directors may never have heard of it, such as the author's all time favourite, the Ontario Bull Owner's Liability Act, (no this does not apply to condominiums except, possibly, to certain portions of the annual general meeting). Some of the more common laws to keep in mind when making a decision would include, but are certainly not limited to:

- Building, Health and Fire Codes
- Local Zoning By-laws
- Employment Legislation
- Construction Lien Legislation
- Income Tax Act
- Human Rights Legislation
- ... and the list goes on.

While no one expects a Director nor a manager to be aware of all the details of all the various types of all the laws that apply to a condominium corporation, they should be aware that there are other laws out there beyond the applicable condominium legislation, which may apply to different types of decisions or actions undertaken by a condominium corporation. When in doubt, do not hesitate to contact the proper authorities, a lawyer or some other expert in the area that you are dealing with.

Ron Danks is a partner with the Hamilton/Burlington business law firm of Simpson Wigle LLP.