



CCI Toronto & Area Chapter

2021-2022 Board of Director Nominees

Biographies



Brian Antman – Condominium Accountant Professional

Brian graduated from the University of Toronto with a Bachelor of Commerce degree in 1981 and became a Chartered Accountant in 1987. Subsequently, he worked in industry and then in his own practice prior to merging with the firm in 2006 and becoming a partner. Brian provides his clients with practical advice on all financial aspects of their business. Over the years, he has formed strong and lasting relationships with clients by providing high quality professional services.

He has developed a niche in the audit of Condominium corporations and currently administers the Condominium Group, which provides audit, accounting and related services to over 400 condominium associations in the Greater Toronto Area. He is a member of the Canadian Condominium Institute (CCI) - Toronto and Huronia Chapters, a member of the Association of Condominium Managers of Ontario (ACMO). He was recently elected to the Board of CCI – Toronto, was a Board member and treasurer of CCI - Huronia Chapter from 2010 – 2013, is a member of the several committees of ACMO. He has taught courses for Directors at CCI, has contributed to articles published by CCI and ACMO, presented and acted as an expert advice previous CCI-ACMO annual conferences.

Brian is married to Rosalie and they have three children. He enjoys baseball, hockey and along with his two boys, has a keen interest in following the Pittsburgh Steelers of the NFL.



Salim Dharssi – Business Partner Member

Salim and his family live in the Harbour Terrace condominium at 401 Queens Quay West, in the Harbourfront area of Toronto. He enjoys swimming with his two young kids in their condo pool, adventuring with them on the Toronto Islands, and exploring the plethora of activities that the city has to offer.

Salim started on his journey in the condominium industry when he joined Harbour Terrace's condo board, in 2015. The challenges of volunteer-led governance, tight budgets and demanding maintenance and improvement needs, were fascinating to Salim. Since his time as a condo board director, Salim has immersed himself into the condominium industry by exploring ways to help condo boards and their property managers manage their buildings.

Salim has an undergraduate degree in Computer Engineering from the University of Waterloo (2005) and a Juris Doctor degree from Osgoode Hall Law School (2009). He has been an intellectual property and technology law attorney for over 10 years. In 2020, Salim left his full-time position at a national law firm and transitioned his practice to part-time so that he could start building software solutions in the condominium industry.

For several years, Salim sat on the executive committee of the Ontario Bar Association's IT & E-Commerce committee, where he was an event coordinator (2011-2014) and vice-president (2015). Salim also chaired the Licensing Committee of the Intellectual Property Institute of Canada (2017-2018).



Jeff Goreski, CISSP, CEDS, CFCS, CAMS, PMP, NCP – Forensic Investigator

Jeff is a longtime Forensic & eDiscovery evangelist. Jeff specializes in Cyber Response, Forensics, eDiscovery, litigation support services, Blue Team Training, anti-money laundering, intelligence gathering, vulnerability assessments and the implementation and assessment of Anti-Bribery & Corruption Regimes.

Jeff has been involved in numerous criminal and civil DFIR investigations in numerous countries. Jeff served on the Sedona Working Conference working groups, as well as serving on the advisory board of the Association of Certified eDiscovery Specialists (ACEDS). He has also contributed to the creation of the US Federally recognized eDiscovery certification process and the creation of the technical chapter of the study guide.

Professional designations and certifications: Certified Information Systems Security Professional (CISSP), AWS Cloud Incident Response Investigator, Windows & MAC Incident Response Investigator, Azure & O365 Incident Response Investigator, Certified Blue Team Instructor, Certified Instructor - Nuix, Access Data, Sumuri, Certified Anti Money Laundering Specialist (CAMS), Certified eDiscovery Specialist (CEDS), Certified Financial Crimes Specialists (CFCS), Opentext– EnCase & Tableau Certified, Veritas (eDP) & EV Certified, Oxygen Forensics Certified, Paladin/Sumuri Certified Microsoft SQL Server (SQL), Certified Tribunal Adjudicator, Project Management Certified (PMP)

Education: Degree Criminal Justice – Economic Crime, Investigation (ECI) – Utica College, Adjudication for Administrative Agencies, Boards & tribunals, Osgoode Hall, York, University Degree in Purchasing, Centennial College.



Shane Haskell, OLCM, RCM, ACCI – Property Manager

Shane is the owner/founder of Lionheart Property Management Inc. Responsible for the day to day operations, Shane comes with a number of years' experience in the financial industry, marketing, project management and real estate industry. Also licensed as a Sales Representative with RE/MAX Advantage Realty Ltd Brokerage, Shane has great knowledge of the property management industry. Shane is the Principle Condominium Manager (PCM), a Registered Condominium Manager (RCM) with ACMO and an Associate of The Canadian Condominium Institute (ACCI). Shane is a member of the Discipline Hearing Committee of CMRAO, President of the

London Property Management Association (2021-2023), and sits on various other industry committees.



Steve Ilkiw – Business Partner Member

A veteran of not-for-profit boards and organizations, Stephen Ilkiw founded CondoHive with the desire to improve the way Condominium Corporations operate and create a return on investment for its stakeholders.

Stephen started CondoHive after a successful career working at PwC (PricewaterhouseCoopers) and the Leukemia & Lymphoma Society of Canada where he led and worked on multiple major national and international programs.

He's also held volunteer leadership roles in several not-for-profit organizations where he's led change and delivered improved strategic direction. Currently, Stephen is a volunteer member of CCI-Toronto's Marketing Committee. Stephen holds a Masters in Professional Communications from the University of Western Sydney, as well as a Certificate in Corporate Communications from Seneca College and a BA in Media, Information and Technoculture from Western University.



Murray Johnson, OLCM, CCI (Hon's), LCCI – Current CCI-T President – Property Manager

Murray joined Crossbridge in 2008 bringing with him over seven years of experience as a Regional Manager in the condominium industry. Murray entered residential property management in 1992 following over 10 years of International Project Management and Facility Management with a large multi-national manufacturing firm. With experience in ISO 9000, Employee Training and Development, and Organizational Development, Murray provides in-house Tarion and Performance Audit consulting to Crossbridge managed properties. Recognized in 2012 as one of Canada's top four Sustainability Champions in energy efficiency projects by Building Strategies and Sustainability magazine, it's no surprise that Murray continues to lead Crossbridge's energy portfolio to maintain Crossbridge's position as the recognized leader for the development of long-term condominium client energy reduction. Recognized in 2019 by the Canadian Condominium Institute with the prestigious "Distinguished Service Award" and in 2016 the ACMO "Special Recognition Award", he is always willing to participate in numerous speaking engagements and contribute to industry publications. Murray continues to be active in supporting condominium communities throughout Ontario as well as condominiums from coast to coast through his directorship with the Canadian Condominium Institute – Toronto and Area Chapter.



Lisa Kay – Business Partner Member

Thank you, the opportunity, to run for the Board of the Toronto & Area Chapter of CCI.

I have been in the condo industry for over 18 years. Initially on the financial side 2001 – 2010, providing loans to condominium corporations and then on the construction side (2010 -2021) providing common element refurbishments to condominiums. I have sat on the Board of CCI and on the ACMO Associates committee for over 10 years each and was also on the board of my own condominium complex for 6 years. I was instrumental in revising the Condo Voice Magazine (with the help of a great committee and Art Niemi) to a more current format for CCI and introduced and participated in a review process to vet the speakers for the ACMO/CCI conference which helped elevate the standards of the sessions.

My diverse experience in the industry provides well rounded knowledge in the workings of condominiums and the duties and responsibilities of their Boards. Having learned so much from all those that served both ACMO and especially CCI, I would like to join the Board of CCI and continue to learn and give back to the industry where I can. I believe CCI is an invaluable organization that promotes professionalism and the education of Boards of Directors in the condo industry and would be grateful for the chance to serve on the CCI Board again!



Gary Kenning – Technology Professional – Individual Member

Gary Kenning is a technology professional who co-founded Cloudwifi in 2014, an Internet Services Provider focused exclusively on providing creative Internet solutions for condominiums and apartments.

After graduating from the BBA program at Wilfrid Laurier University in 2003, Gary has spent his entire career with various technology companies, both small and large. Prior to Cloudwifi, Gary opened up new markets for another successful Ontario-based technology company, Dejero. Previously, Gary also worked for Softchoice and Microsoft in a variety of sales and marketing roles throughout Ontario and Alberta.

Gary is happily married to his wife, Cindy, and is the proud father to Baylee, Aubrie, and Brooks. He is a passionate Raptors and Blue Jays fan, and loves playing sports of all kinds. He also loves summer, spending time at his family trailer, craft beer, burritos, and the colour purple.



Dave Malone – Condominium Board Member

Dave heads up the RBC Wealth Management Canada’s Business Initiatives Team. His team sets and manages business technology investment priorities associated with our Wealth Advisor and Client Experiences covering RBC Dominion Securities, PHN Investment Counsel, and Royal Trust. The team’s primary focus is digitalizing and streamlining existing technology tools and end-to-end processes that support our 1,900+ Advisor teams, branch

management, and \$500 Billion in client assets. He has over 35 years’ experience in the financial industry with retail wealth management as well as institutional businesses.

Dave educational background includes a Bachelor of Commerce from the University of Toronto and is a Chartered Accountant. He’s married to a teacher (Shelley) and have two kids who live in London England and Shanghai China. Naturally his main interests are travelling (post-pandemic) as well as scuba diving and sailing.



Lyndsey McNally – Current CCI-T Vice President - Business Partner Member

Lyndsey McNally is the Vice-President of CCI-Toronto and has worked with condominium corporations in the Greater Toronto Area since 2002. She obtained her Registered Condominium Manager designation from the Association of Condominium Managers of Ontario (ACMO) in 2007 and maintained that

designation for over a decade. She is a general licensed condominium manager in Ontario (OLCM), a current member of the Discipline and Appeals Committee for the Condominium Management Regulatory Authority of Ontario and holds the LCCI designation from CCI-National.

A multiple award winner, Lyndsey is proud of her selection as Property Manager of the Year by ACMO in 2017, as well as her participation in the selection of her firm and clients in winning 6 other prestigious awards. Throughout her career, Lyndsey has worked in a variety of roles including administration, physical building management, financial management, organizational management, and policy oversight. Lyndsey currently works as Director of Condominium Finance for CWB Maxium Financial developing custom financing solutions for condominium corporations across Canada.

Outside of life in condos, Lyndsey takes an interest in municipal politics, and has acted as Chairperson of the Property Standards and Animal Services Appeals Committee for the Town of Ajax for the last two terms. She also volunteers her time as Treasurer for the West Durham Minor Lacrosse Association, supporting her son as he plays for the West Durham Rockmen.



Peter Sandica – Business Partner Member

Peter Sandica came to Canada 28 years ago after a successful career in the Romanian Navy. He began his life here as a carpenter, but his entrepreneurial desire and discipline, focus and organization he learned as an officer, led him to start his own business. In 1995, Peter started Salco General Contracting, specializing in water, fire and smoke damage restoration. Under his stewardship the company grew to 30 employees. In 2011 Peter expanded his business by acquiring several Rainbow International Franchises and has now grown that business to new heights. In 2019, the company rebranded to Renolux Restore group.

Peter's success comes directly from a distinct code of values that guides him every day and that he proudly instills in the people that work with him. It's a commitment to Respect, Integrity and Customer Focus that ensures that he and his people are better trained than anyone in their field, more forthright and honest and most importantly, sympathetic to the needs of his customers.



Stephen Skolny – Condominium Insurance Professional

Stephen Skolny is an Account Executive at BFL Canada, that specializes in insurance and risk management services across Canada. Stephen has been in the insurance industry for over 10 years specializing in commercial and condominium insurance. While at BFL, Stephen shares his passion to educate others by presenting at seminars, board meetings and to property management firms. Stephen had a business degree and also holds a C.A.I.B designation.



John Tan, MBA, CPA (US and Canada) – Condominium Board Member

I have been in public accounting for about 8 years with working experiences in both US and Canada. My focus is in real estate and not-for-profit. I completed my undergraduate (accounting) and graduate (real estate specialization) degrees from Schulich School of Business, York University.

In my earlier career, I worked in the condominium industry as a condominium auditor dealing with condominium corporations such as townhouses, low to high density residential, commercial and mixed-used buildings. I can offer advice on best practices such as financial planning and analysis, budgeting, contracts and operational matters.

At Sloan Partners, I am managing a client with operations in multi residential family complex with total asset value of approximately US \$1 billion and 9,000 plus units in the sunbelt states (Arizona, Georgia, North Carolina and Florida). I also assist other clients on special review, accounting and tax compliance works.

I have served as the treasurer in TSCC #1577 since 2015, completed all CCI Level 100-300 directors' courses and a member of CCI Toronto & Area Chapter. I believe I have the necessary skill sets to run for one of the Director positions. I would appreciate the opportunity to serve the CCI Toronto & Area Chapter.



CCI Toronto & Area Chapter
2021-2022 Board of Director Nominees
Letters of Interest

August 31, 2021

Canadian Condominium Institute
Toronto and Area Chapter

Dear Members of CCI-T:

I am running to be a Director on the Board of CCI-T so that I can contribute my time and energy to help the chapter keep up with the needs of its members.

In the past few years, the condominium community in the Toronto area has exploded with an ever-increasing number of new condominiums. This, coupled with a plethora of existing and aging buildings, has created high demand for quality trades and services, which vendors and providers are trying desperately to keep up with. CCI plays a vital role to bridge this gap by providing training, education and networking services to condominium boards and the industry that serves them.

I have experience planning and moderating continuing education events for industry professionals, which I can leverage and use to benefit the Board of CCI-T and its members. I also have experience working with volunteer-based committees. I appreciate the work involved and I am committed to being an active contributing member.

By volunteering on the Board of CCI-T, I hope to help not only the organization, but also my fellow condo owners and residents in the Toronto area. I believe we should all be able to live affordably and with good quality services and amenities.

Sincerely,

Salim Dharssi

August 24, 2021

To the CCI-Toronto Nominations Committee,

I've been active in the condo industry and CCI-Toronto since 2017. As the founder of my own consultancy, CondoHive, I was drawn to the condo industry because of a deep rooted passion for building strong communities. My belief is that well organized and successful condos will benefit and add to society. While on the opposite spectrum, a failing and challenged condo will act as a drain on people, finances, and our public spaces.

Over the last few years, as a business member and volunteer with CCI-Toronto I've been a direct witness to the passion volunteers put into the organization. Supporting director education, putting on conferences, producing a first class publication (CondoVoice), and the director networking program CondoStrength.

The last few years have also been filled with significant change and challenge for CCI-Toronto. Notably the creation of the CAO and the COVID pandemic. Both directly impacting the financial success of CCI-Toronto.

I'm pleased to put my name forward to become a member of CCI-Toronto's Board. I believe I can 1) offer a different perspective from many at the table; 2) provide valuable insight to the forthcoming strategic plan from CCI National; and 3) where appropriate, roll up my sleeves to ensure the short and long success of CCI-Toronto.

Thank you for your consideration.

A handwritten signature in black ink that reads "Stephen Ilkiw". The signature is written in a cursive, slightly slanted style.

Stephen Ilkiw



Murray Johnson, OLCM, CCI (Hon's), LCCI

I have been on the board of directors for CCI-Toronto and Area since 2011 and I am currently in the first year of a two year term as president of our chapter.

I have had the honor of being a part of many new projects here at CCI-T and there is still much work to be completed. As the Vice President of Client Operations for Crossbridge Condominium Services Ltd. I am in the unique position of overseeing nearly 400 condominium corporations. I believe that this offers me the opportunity to constantly feel the pulse of a large condominium client base which in turn often allows me to offer input into various committee projects as well as supporting your very active CCI-T board of directors.

With over 25 years of residential property management and success in the energy sector, I believe I bring a special insight to the board that compliments your diverse and professional board of directors.

Many of you will know me from the scores of educational sessions or from my participation sitting on the CCI/ACMO Conference and even from the "Your Condo Connection" video series. I have sat on just about every committee here at CCI-T and have had the honor of being tutored by many of our industry's most respected professionals.

I would appreciate your vote this year so that I can finish out my term as President of CCI-T and continue to support the board of directors.

Until next time, I'm Murray Johnson and this has been "Your Condo Connection".

September 29, 2021

Canadian Condominium Institute – Toronto and Area Chapter
705 – 1 Eglinton Ave.
Toronto, ON
M4P 3A1



Lisa Kay, Managing Partner of KayCondoGC Inc.

Thank you, the opportunity, to run for the Board of the Toronto & Area Chapter of CCI.

I have been in the condo industry for over 18 years. Initially on the financial side 2001 – 2010, providing loans to condominium corporations and then on the construction side (2010 -current) providing common element refurbishments to condominiums. I have sat on the Board of CCI and on the ACMO Associates committee for over 10 years each and was also on the board of my own condominium complex for 6 years. I was instrumental in revising the Condo Voice Magazine (with the help of a great committee and Art Niemi) to a more current format for CCI and introduced and participated in a review process to vet the speakers for the ACMO/CCI conference which helped elevate the standards of the sessions. I have written several articles for both Condo Voice and Condo Manager and have spoken at the ACMO/CCI conference.

My diverse experience in the condominium community provides well rounded knowledge of the workings of condominiums, the duties and responsibilities of their Boards and the service side of the condominium industry. Having learned so much from all those that served both ACMO and especially CCI, I would like to join the Board of CCI and continue to learn and give back to the industry where I can. I believe CCI is an invaluable organization that promotes professionalism and supports the education of Boards of Directors and would be grateful for the chance to serve on the CCI Board again!

Sincerely,



Lisa Kay

LETTER EXPLAINING WHY I WOULD LIKE TO RUN FOR THE BOARD

I am writing this letter to share with you my interest in running for the CCI Toronto & Area Chapter Board of Directors.

My career in technology provides me with valuable insight into the industry from a unique perspective. I'm passionate about using technology for good – to modernize, become more efficient, more intelligent, and to reach more people as we seek to continue pushing CCI into the future. With deep connections to Communitech, Canada's largest technology incubator association, I am only a phone call or email away from seeking the advice of some of the country's most talented technology companies and people.

I previously served as a Director on the Board of my Toronto condo. Experiencing the industry from both sides of the table should also prove beneficial in this new role.

I have learned how important it is to keep an open mind, listen, be curious, and ask lots of questions.

Among these are some of the reasons why I feel like I am an excellent Candidate for the Director position.

Gary Kenning

Dear CCI-Toronto & Area Chapter Members,

Kindly accept this letter expressing my interest in re-election to the CCI-Toronto Board. It would be my sincere pleasure to be re-elected and continue working towards a role as the President of the Board. I believe that our organization has so much growth potential but also recognize that we need to stay true to our roots in adapting to a changing marketplace.

Since my election to the Board in 2018, I have been a very active Board member for CCI-T. I have Chaired our Membership committee (which has since been combined with our Marketing committee) and Social Media sub-committee. I participate as a member of the Communications and Legislative committees. As current Vice-President, I also am our Chapter's representative on National Council. My National participation does not end there, as I sit on the National Risk Management & Finance Committee, and am Co-Chair of the National Business Plan Implementation Review Committee.

I have passion for helping to create thriving communities. This is evidenced by my nearly 20 years working with condominium corporations, my energy and enthusiasm in working with CCI, and my municipal work with the Town of Ajax.

I look forward to a continued opportunity to bring my energy, enthusiasm, and passion to the CCI-T Board and thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to be 'Lyndsey McNally', with a long horizontal line extending to the right.

Lyndsey McNally, OLCM, LCCI
CWB Maxium Financial
Lyndsey.mcnally@cwbsmaxium.com
437-688-9181

RE: Board of directors call for nominations

To the board of CCI,

Please accept my application to join the board.

As President of Renolux Restore Group, Ster-ol Infection Control Systems and Renolux Design I feel that I fit the qualifications outlined in your call for nominations.

I have been an entrepreneur for over 25 years. I know my expertise in condominium insurance restoration, infection control ,mold remediation, risk management will help the team and bring a fresh perspective.

I am a proud sponsor and active member of ACMO /CCI. Our firm participated every year for the past 15 years to ACMO/CCI Conference. I have a good understanding how the board works as I serve as an executive Director with the Vaughan Chamber of Commerce for the past 5 years. Please find attached a brief biography outlining my history and achievements to date.

I look forward to this opportunity . Feel free to contact me with any questions.

Sincerely,

"A referral is the greatest compliment a client can give. Thank you for your trust and support."

Peter Sandica
President

To whom it may concern:

I am interested in the opportunity to serve on the board of the Toronto chapter of CCI. This would be an exciting challenge where I will be able to share my perspective specific to insurance. I have represented BFL at various educational seminars and board meetings, and have the confidence to explain insurance concepts to others inside and outside of the insurance industry. Specifically, I have provided updates to market changes/challenges, trends and obstacles that condominium corporations face on a daily basis.

I see this as an opportunity to connect and build relationships with condominium boards that will allow me to influence broader audiences and expand our CCI network. I would like to be a part of a team that is committed to changing the industry for the better and help to drive change.

My passion for the insurance and condominium industry is strong and I have a willingness to learn and help educate others. I look forward to the opportunity of being on the CCIT Board, as it will allow me to make a difference and give back.

Thank you for your consideration,

Stephen