

Annual General Meeting

Held Virtually via Get Quorum/Zoom
Tuesday October 27th, 2020 – 7:00 p.m.

1.0 Call to Order

The meeting was called to order at 7:00 p.m. by Chair, Tania Haluk. All members were welcomed to the CCI Toronto Annual General Meeting.

2.0 Introduction of Head Table

Tania Haluk introduced the head table as follows:

Vice President	Murray Johnson
Secretary/Treasurer	Brian Antman
Operations Manager	Lynn Morrovat

Other Board members in attendance which included: Armand Conant, Mario Deo, Bob Girard, Brian Horlick, Farzad Lahouti, Lyndsey McNally, Vic Persaud and Sally Thompson were also introduced.

Tania introduced and thanked the annual corporate sponsors of the Toronto Chapter.

3.0 Rules of Order, Scrutineers and Quorum

Get Quorum, confirmed that the required quorum of 10 people was present. An actual count confirmed 37 voting members were represented in person and 114 members were represented by proxy.

It was noted that Get Quorum would provide scrutineer services through their online voting platform. It was explained that any member with a question during the meeting could use the ‘raise hand’ function or type in their question to the Q&A chat box.

Notice of Meeting

Tania Haluk reported that notice of tonight’s meeting had been provided to all members electronically via email on September 30th and that this notice was on file at the CCI Toronto & Area Chapter office.

4.0 Presentation and Approval of the Revised Chapter By-laws

Tim Duggan drew members’ attention to the summary of by-law changes included in the meeting handout package sent to them in advance of the meeting. Tim reported that there were three main changes to the bylaws which would permit the following:

- The holding of the Annual General Meeting of Members either Electronically, In-Person or by a combination of Electronic and In-person and to permit the Chapter Board to specify the manner in which votes may be cast;

- To remove the position of the 2nd Vice President, and
- To place limits on the number of representatives that may sit on the Chapter Board from the same condominium corporation or business partner organization

It was indicated to members that a motion to accept the by-law changes would be entertained at this point in the meeting, while the actual voting on the by-laws would take place at the same time as the director elections, and results would be announced at the end of the meeting.

MOVED BY JON JUFFS, AND SECONDED BY MARLENE RAYMOND, THAT THE PROPOSED AMENDMENTS TO THE CCI-TORONTO BY-LAWS BE ACCEPTED AS PRESENTED. CARRIED.

5.0 Minutes of October 25th, 2019 Annual General Meeting

Tania Haluk noted that the minutes of the 2019 annual general meeting were provided in the attendee handout package and she asked if there were any errors, omissions or changes. None were noted.

MOVED BY BILL THOMPSON, AND SECONDED BY DEAN MCCABE, TO ACCEPT THE MINUTES OF THE OCTOBER 25th, 2019 ANNUAL GENERAL MEETING, AS CIRCULATED. CARRIED.

6.0 President's Report

Tania Haluk reflected back to the 2019 AGM which had been followed by the Chapter's 30th Anniversary celebrations – noting what a difference there was in this year's AGM being held virtually due to the pandemic situation. Tania reported that over the past year, CCI Toronto has developed a stronger reputation as a trusted advisor to several Ministries, to the CMRAO and also to the Auditor General's office. As necessitated by the pandemic situation CCI-T was able to transition seamlessly to providing online training through monthly webinars. The sharing of COVID19 related best practices and information also offered collaboration opportunities between CCI National and all chapters. Tania extended appreciation to all chapter members as well as to Association Concepts for their support over the past year.

7.0 Treasurer's Report

Tania introduced Treasurer, Brian Antman to present the Treasurer's Report. Brian noted that the 2019-2020 audited annual financial statements were provided in the handout package and also shared the statements on screen. He reported that Auditor, Park Thompson from Furlong and Co. has provided a clean and clear audit for the past fiscal year. Brian reported that an original budgeted surplus of \$7.6K had turned into net revenue of \$22K due in large part to a successful conference in 2019. The chapter continues to maintain healthy reserves of \$487K. There were no questions on the financial statements. Brian called for a motion to re-appoint the Auditor for the upcoming fiscal year.

MOVED BY BRIAN ANTMAN, AND SECONDED BY LES SHERNOFSKY, THAT PARK THOMPSON BE RE-APPOINTED AS THE AUDITOR FOR THE FISCAL YEAR 2020-2021. CARRIED.

8.0 Call for Nominations

Tania Haluk reported that six positions were open for election: four for a three-year term and two for a two-year term. Tania reported that the following Board members' terms have expired: Armand Conant, Mario Deo, Bob Girard and Sally Thompson. Only Bob Girard was seeking re-election. In addition, Marc Bhalla and Sue Langlois had tendered their resignations mid-year and those seats had not been filled. The following CCI-T members have put their names forth for election: Bradley Crystal, Francesco Deo, Imran Devji, Shahab Elias, Warren Kleiner, Anthony LaTorre, Eric Lakien, Connie Pappas- Boccitto, Catherine Sally, Sophia Simeone, William Stratus, Ian Tod and Rainer Vietz.

A call for nominations from the floor was made. No additional nominations were put forth and a motion to close nominations was called.

**MOVED BY FRANCESCO DEO, AND SECONDED BY BILL THOMPSON, THAT
NOMINATIONS BE CLOSED. CARRIED.**

9. Introduction of Candidates

Candidate photos were shown on the screen and Tania also referred members to the AGM package where all candidate bios were listed.

10. Ballot Explanation

An explanation of the election process was provided, noting the fact that only three members from any one profession may sit on the board at any given time. It was highlighted that there were eight nominees from the Condo Director category – so Tania reiterated that only a maximum of three could be elected.

11. Collection of Ballots

Members cast their votes electronically for both the election of directors and also for the approval of the by-laws. It was reported that Get Quorum would tabulate the votes and the results would be announced at the end of the meeting.

12. Committee Chair Reports & Awards

Tania Haluk reported that the Chairs of several committees would be making reports highlighting the activities of their respective committees over the past year. Some of these reports would include the announcement of awards and recognition. Tania thanked Ashley Winberg and Sally Thompson for their work in chairing the Volunteer Resource Committee and Ontario Caucus meetings over the past year. Appreciation was also extended to Marc Bhalla and Sue Langlois for their work as former chairs of the Communications and Marketing committees, prior to their resignations.

Legislative/Government Relations Committee

Armand Conant reported that the committee had an incredibly busy year, noting that twenty-three Legislative Newsflash bulletins had been issued on a variety of topics. Additionally, more than ten submissions had been made to various Ministries and other levels of government. These submissions had covered issues such as TSSA, Tarion, Insurance and more. He thanked all members of the Toronto chapter legislative committee: Francesco Deo, Tim Duggan, Deborah Howden, Lyndsey McNally and Victor Yee. Appreciation was also extended to Christy Allen who heads up the Ontario-wide Tarion sub-committee and to Lyndsey McNally for her exceptional work

on and Insurance Crisis Sub-Committee. Armand noted that while he was stepping off the CCI Toronto Board of Directors, his intent is to continue chairing the Legislative Committee.

Education Committee Report

Chair, Mario Deo thanked all members of the Education Committee: Joel Berkovitz, John Devellis, Bob Girard, Tania Haluk, Nancy Longueira, Megan Mackey, Richard Pearlstein and Sally Thompson for their work over the past year. Mario reported that it has been a busy year with ten educational seminars/webinars being offered over the past year. Topics had included Mental Health in Condos, Reserve Fund Pitfalls, Budgeting, Virtual AGM, to name a few. Mario encouraged all members to attend these excellent learning opportunities noting that upcoming topics in November and December would feature Dealing with Covid Stress and a Case Law Update. Mario concluded by reporting that the Education Chairs of all eight CCI Ontario Chapters had formed a committee to discuss the development and roll out of a Province-wide Director certificate program. More details will follow in the coming months.

Communications Committee Report

Interim Communications committee chair, Brian Horlick reported that the committee had seen some turnover in the past year and he welcomed Ryan Griffiths, Lynsdey McNally and Julia Lurye to the committee, while also thanking past members Luis Hernandez, Warren Kleiner and Alex Young for their contributions while on the committee. Brian reported that the main work of the committee focuses on the CondoVoice magazine which he noted is ‘the gem’ of CCI-T’. He noted that new authors were always welcome so interested members should reach out to the committee through the CCI-T office. Brian presented the CCI-T Newsletter of the Year award to this year’s winner, YCC #104. Brian reported that the winner had been notified prior to the AGM and their plaque had been shipped to them. A photo of the winners was displayed. Congratulations were extended to YCC #104 for their well balanced, informative publication which clearly exhibits a love for their community.

CondoSTRENGTH Committee Report

On behalf of committee chair, Mo Killu, Connie Pappas-Bocitto thanked the committee members, William Choi, Bob Girard, Farzad Lahouti, Josh Milgrom, Les Shernofsky and Danielle Swartz for their dedication in making the CondoSTRENGTH program a valuable resource for condo directors. Appreciation was also extended to the committee founding members, Marc Bhalla, Pam Churchill and Bill Thompson for their vision and foresight and for launching the program. Connie reported that great change had taken place over the past year in that in-person networking sessions were replaced by Zoom video calls. The frequency of networking events also increased – with a total of eight sessions being offered since last fall. Attendance and participation in the events is high and feedback from attendees is quite positive. Connie reported that table facilitators are needed to help guide group discussions at these events and invited anyone who might be interested to contact the CCI office.

Marketing Committee

Chair, Farzad Lahouti, thanked the committee and noted that great accomplishments had been achieved over the past year. Farzad reported that the former Membership committee and the marketing committee had been merged recently to avoid duplication of efforts. A new mission statement has been developed, goals have been established and CCI Toronto has been a key participant in discussions at the CCI National level to develop a new business plan. The Toronto Chapter Marketing committee has also established two sub-committees; a social media sub-committee, chaired by Lyndsey McNally and a Condo Community Forum sub-committee, chaired by Patricia Elia. Farzad reported that membership renewals are strong and that the chapter has also

welcomed over 40 new members since April 2020. Farzad announced the 2020 Condominium of the Year winner as YCC # 382 – Palace Pier. Farzad reported that the contest recipients had been notified prior to the AGM and their plaque had been shipped to them. A photo of the winners was displayed, and congratulations on their achievement were extended.

Finance/Sponsorship Committee

Brian Antman reported that each year he and fellow committee member, Bob Girard, develop a corporate sponsorship package which is available to any business partner or professional member and which offers benefits and exposure in a variety of ways and at various price points. Brian thanked all corporate sponsors from the past year by name, noting that their collective financial support helps to fund the activities of the chapter. Photos of the Premier, Platinum, Gold, Silver, and Bronze sponsors with their recognition plaques were shown on screen to all attendees. Brian reported that some opportunities for the current year are still available and that anyone interested should contact the CCI Toronto office or visit the website for details.

13. New Business

Tania Haluk called for any new business. There was no new business brought forward. Tania thanked all outgoing directors for their significant contributions while serving on the board. Murray Johnson thanked Tania for her outstanding term as CCI Toronto President noting that she had shown great leadership through the early days of the pandemic and has always led the chapter with professionalism mixed with humour.

There was one question from Judy Sue with Eagle Audit inquiring what the split between CCI-T and ACMO was relating to conference proceeds. She also inquired as to if any penalties had been incurred in the cancellation of the 2020 conference due to the pandemic. Brian Antman replied that there was an even 50/50 split on conference proceeds. Additionally, there were no penalties incurred in cancelling the conference due to force majeure being invoked with respect to the venue contract.

14. Election Results

The election results were read out which were reported as follows: elected for three- year terms are: Francesco Deo, Warren Kleiner, Connie Pappas- Boccitto and Sophia Simeone. Elected for two-year term are: Bob Girard and Eric Lakien. The by-law changes were approved with unanimous support. All candidates were thanked for putting their names forth and for their interest in CCI-T.

15. Conclusion

MOVED BY PETER HARRIS, AND SECONDED BY BOB GIRARD, THAT WITH NO FURTHER BUSINESS TO CONDUCT, THE MEETING BE CONCLUDED.

CARRIED.

The meeting concluded at 8:10 p.m.