



## Message from the President

BY BILL THOMPSON, BA, RCM, ACCI, FCCI  
CCI NATIONAL PRESIDENT

As I sit here pondering what I can possibly say to our Members that will be respectful of their time, their needs and their interests, I am watching another snow storm wreak havoc on Toronto. Maybe this Mayor will understand the cost savings to a City this large by calling in the Army... but I digress.

I have recently taken on a new role in the world of Condominiums. That role is the role of a Court Appointed Administrator. When Condominiums get into so much trouble that they cannot find their way out, many provinces have an allowance for "Professional" help to be assigned by the provincial court. In taking on this role, I cannot help but wonder where CCI was in helping these Directors understand their roles, and help to guide their communities successfully. Surely all of the wonderful courses offered by CCI Chapters across Canada would be prerequisite to a good Board trying to make their community great, wouldn't it?

I know that all of the people in Canada who know how to run good condominiums and stratas give their time, knowledge and expertise to design these courses, and to present them to thousands of eager Directors over the years. I also know that once a Director has taken some seminars or courses with CCI, they understand the breadth and depth of the skills needed to successfully run a condominium community. They may not have all of the answers, but they know where to go when they

don't have the answers. We educate so many directors to run their communities better, yet really, who knows that?

Why do we hide our bright light under a basket? Why don't we shout our beliefs from the top of a mountain, or maybe on top of a ladder in the Prairie Provinces, so that everyone will know what we are doing? Why aren't we telling every friend, every acquaintance and certainly every Director just how superb our courses are? Are we really so Canadian that we will do something really well, and never tell anyone about it?

In my last message, I challenged every member of CCI to tell someone about CCI and then ask them to join us. If you took on that challenge, you inevitably started to talk about the Education that CCI does across Canada, and more importantly, in your neighbourhood. If you didn't take on the challenge, then maybe I should ask, "Why Not?".

CCI needs to grow in order to keep having the resources, the manpower, and the clout to meet the ever increasing needs of the exponentially growing Condominium/Strata world. Your efforts in ensuring that Condominiums continue to be able to rely on CCI are very much appreciated. The number of volunteer hours that go into this national effort is astounding, and something that I can say I am very proud to be a part of.

Thank you for taking the time to read this message, and I look forward to seeing as many of our members as possible on June 4th and 5th in Windsor for our semi-annual Leaders Forum. Teaching each other how to be more successful leaders makes us just that much better. Further details are included in this newsletter and will follow by email.

**Volunteers Rock!**  
**Be sure to thank**  
**our CCI volunteers**



# Condo Cases Across Canada

BY JAMES DAVIDSON, LL.B., ACCI, FCCI  
NELLIGAN O'BRIEN PAYNE, OTTAWA



*It is my pleasure to provide these brief summaries of recent condominium Court decisions across Canada. I don't provide summaries of every decision rendered. I select a handful of decisions that I hope readers will find interesting. I hope readers enjoy this regular column of the CCI Review.*

*Note to readers: In B.C., condominium corporations are "strata corporations" and in Quebec, condominium corporations are "syndicates".*

*Note: This publication contains only a handful of this quarter's summaries. CCI members who would like to see the rest of this quarter's summaries can find them at the Condo Cases Across Canada website: [www.condocases.ca](http://www.condocases.ca) The current pass-word is "condocases".*

*James Davidson LLB, ACCI, FCCI, Nelligan O'Brien Payne, Ottawa*

## THE HOT TOPIC – Status Certificates

**We now have the decision of the Ontario Court of Appeal in the Orr / Rainville matter; and it has some important things to say about status certificates. Here's my summary of the Court of Appeal's decision:**

[Orr/Rainville v. Metropolitan Toronto Condominium Corp. No. 1056 \(Ontario Court of Appeal\) December 2, 2014](#)

**Common element attic improperly converted to living space by original owner. Subsequent owner (purchaser) acquired unit without knowledge of "illegal" third floor. Purchaser's lawyer liable for damages flowing from failure to discover illegal conversion of attic. Condominium corporation also liable based upon wording of estoppel certificate**

MTCC 1056 is a 39-unit townhouse condominium and is one of 3 sister corporations which share certain facilities. Richard Weldon ("Weldon") was one of the principals of the original developer of the project. Weldon had acquired one of the units and had "expanded the unit" into the common elements (namely, the third floor attic) without Board approval. This work had started before, and was completed shortly after, the condominium was declared. No related amendments were made to the declaration or description. The registered description (in particular, the survey plans) showed the townhouse as a two-storey unit with a common element attic space above.

Weldon was on the Board of Directors (along with another representative of the developer) for the first few years after the declaration of the condominium – until he sold the unit. Weldon agreed to sell the unit in 1997, and the sale closed in early 1998. The purchaser (Ms. Rainville) believed that she was buying a three-storey townhome.

Prior to the sale, the "illegal third floor" was not brought to the attention of the other Board members or the property manager and was discovered by them only after the unit was sold. The estoppel certificate issued to the purchaser (in 1997) did not include mention of the "illegal third floor". However, the estoppel certificate stated that "there are no continuing violations of the declaration, by-laws and/or rules of the corporation".

The trial decision, rendered in August of 2011, essentially placed responsibility on the lawyers who acted for Ms Rainville on the purchase. The trial judge dismissed the key claims against the condominium corporation and its manager. [See Condo Cases Across Canada, Part 36, December 2011.]

The decision was appealed, and the Court of Appeal held that the condominium corporation was also liable to Ms Rainville; and the condominium manager was liable to the condominium corporation. Some of the key reasons for the Court of Appeal's decisions were as follows:

1. *As noted above, the estoppel certificate said that "there are no continuing violations".*
2. *The manager had noticed a window on the third floor, which should have led him to further investigate the possibility of an illegal third floor.*
3. *The Court said that "there was an obligation on MTCC 1056 to take reasonable steps to ensure the information in the estoppel certificate was correct, even if the information was not statutorily mandated. This obligation flows from the common law and not from the statute."*
4. *The Court of Appeal held that the manager's failure to make virtually any inquiries into the veracity of the representation that the townhouse complied with the declaration was "not reasonable or prudent in the circumstances, and could not meet any reasonable standard of care".*
5. *The Court of Appeal said: "It follows from this conclusion and the incorrect statement in the estoppel certificate that MTCC 1056 is estopped from demanding that Ms. Rainville close up the third floor and restore the unit to its two storey configuration at her own expense and that she pay occupancy rent for the third floor."*

The Court of Appeal held that the manager, as agent for the condominium corporation, was not directly liable to Ms. Rainville. However, the manager was liable to the condominium corporation.

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## Condo Cases Across Canada Cont'd.

In addressing the manager's liability to the condominium corporation, the Court of Appeal also addressed the corporation's knowledge of the problem. The manager had argued that the condominium corporation had a duty (under the terms of the management agreement) to share its knowledge with the manager – including the knowledge of any of the Directors (such as Mr. Weldon). The Court of Appeal was not prepared to impute such knowledge to the corporation in this case. The Court of Appeal said:

*I am reluctant to impute the knowledge of a condominium director to its board as a general matter. Doing so would have the potential to vastly increase the liability of condominium corporations and would certainly make risk management on their part all but impossible.*

[So, the corporation's liability in this case was not based upon its knowledge, but rather upon its failure to confirm the statement added to the estoppel certificate.]

The Court of Appeal agreed with the lower court that an amendment to the condominium's declaration and/or description could not be ordered, because there was no error or inconsistency. However, the Court of Appeal went on to state as follows:

*That said, the interests of the parties now array somewhat differently. Perhaps the way for the parties to sort out their respective liabilities at the least cost would be for the third floor to be legalized. MTCC 1056 may now wish to consider whether the appropriate course of action is to legalize the third floor (of Ms. Rainville's townhouse).*

In summary, the Court of Appeal said that MTCC 1056 and Ms. Rainville's lawyers were jointly and severally liable to Ms. Rainville for the difference between the value of her townhouse as a two-storey unit and its value as a three-storey unit; but this damage could of course be significantly moderated if the parties decided to legalize the third storey.

## BC Case – The Owners, Strata Plan VIS114 v. John Doe (British Columbia Supreme Court) January 7, 2015

### Court allows strata corporation to proceed with special levy and required work after special (75%) resolution failed to pass

The strata building suffered water ingress issues. In 2008 and 2013, the strata corporation carried out major remediation on the building's south and east walls. Major work had not been carried out on the north and west walls, despite engineering recommendation to complete that further work.

At its most recent annual general meeting, the strata council had failed to obtain a 75% vote (required under the *Strata Property Act*) in order to impose the nec-

essary levy and proceed with the repairs to the north and west walls. [In accordance with section 108(2)(a) of the *Strata Property Act*, the strata council could impose a special levy only if approved by a resolution passed by a  $\frac{3}{4}$  (75%) vote at an annual or special general meeting.] In late 2013, the *Strata Property Act* was amended (section 173(2)) to give the Court some oversight where strata owners failed to approve a special levy for the repair and maintenance of common property in certain circumstances.

The strata corporation applied, under section 173 (2), for the necessary order allowing the corporation to proceed with the special levy and major repairs.

The Court granted the requested order, approving the failed owner's resolution (as if the resolution had been passed under section 108(2)(a)). The Court said:

*Of critical importance on this application is the requirement that the maintenance or repair be "necessary to ensure safety or to prevent significant loss or damage, whether physical or otherwise."*

...

*I have found above that, without the remediation to the north and west walls of (the building), there is a risk to an owner's safety and also a risk of significant loss or damage to the owners, whether that be physical or otherwise. The evidence establishes that many owners on the north and west walls have experienced and continue to experience substantial issues that affect or damage their property and negatively impact their health and the enjoyment of their strata units generally.*

...

*A substantial majority of the owners (63%) voted in favour of the remediation. As such, the strata council was 12% short of obtaining the special majority that it needed to proceed in accordance with the Act.*

...

*I agree that the court should not lightly interfere with strata corporation matters. The Act addresses the governance of a strata corporation and its operations and intervention by the court will be the exception rather than the rule. Disputes or disagreements amongst owners are not uncommon and the Act provides for the resolution of those disagreements and disputes, usually by the voting process at meetings.*

*Section 173(2) is a new tool available to strata corporations to seek court intervention in appropriate circumstances. I would not, however, expect that court intervention would be appropriate simply because there is a dispute. Clearly, the test under s. 173(2) must be met before the court's discretion can be exercised. Importantly, there must be issues of safety or in the event of loss or damage, that loss or damage must be "significant". Further, the court's discretion is only to be exercised in appropriate circumstances and in accordance with the overall objectives in the Act.*

...

*The remedy under section s.173(2) of the Act was designed to address the very situation that is currently faced by the owners of (the strata units). A solid majority of the owners support the efforts of the strata corporation to comply*

*continued. . .*

## Condo Cases Across Canada Cont'd.

*with its statutory duty to repair. This duty remains despite the opposition of the anti-remediation forces.*

...

*To allow a small minority of owners to thwart (the efforts of the strata corporation) in these circumstances would be unfair to all owners, but, in particular, to those on the north and west walls of (the building) who are continuing to suffer while others do not.*

### Alberta Case – The Owners: Condominium Plan No. 802 2845 v. Haymour (Alberta Court of Queen's Bench) December 10, 2014

#### Former owner granted opportunity to prove interest in the unit claimed under caveat

The condominium corporation arranged for sale of a unit, for recovery of amounts owed to the condominium corporation under court orders.

After the sale, the former owner filed a caveat against the unit, claiming to be the beneficial owner, by virtue of, amongst other things, a constructive trust.

The purchaser challenged the former owner's claim under the caveat.

A Master held that there was a triable issue regarding the former owner's claimed interest in the land, and therefore refused to discharge the caveat on a summary basis (ie. without a trial).

The purchaser appealed the Master's order to the Court of Queen's Bench. The Court of Queen's Bench dismissed the appeal (and therefore confirmed that the former owner had the opportunity to prove his claimed interest in the unit).

However, given the former owner's prior conduct in the court proceeding, the Court of Queen's Bench imposed strict conditions (respecting the process going forward).

The Court's decision included the following:

*(The purchaser) argues that someone who is aggrieved by a sale of land by a Civil Enforcement Agency may have a claim in damages against the civil enforcement agency or the judgment creditor, but has no further interest in land. That would be the case if the purchaser were a bona fide purchaser for value. . . There is in my view a triable issue in that regard due to the apparently close relationship between (the purchaser) and (one of the condominium's directors, who had also acted as the purchaser's agent on the transaction).*

[Editorial Notes:

1. *It seems to me that one of the morals of this case is as follows: When a strata corporation or a condominium corporation sells a unit, the corporation's directors should ideally not have any involvement whatsoever in the sale. The sale should be left in the hands of independent agents. Otherwise, the former owner might be afforded an opportunity to challenge the sale as "not at arm's length".*
2. *The Court also had this to say about the condominium corporation's costs: "The enforcement processes pursued by the Corporation led to it incurring \$61,803.54 in legal costs to recover less than \$6,000 in outstanding condominium fees. I question whether these are reasonable costs." The question of the reasonableness of the costs was still to be determined. But I wonder: What is a condominium corporation to do? It has a duty to take collection steps, and costs may well be significant – particularly in the case of an extremely uncooperative owner.]*

*continued...*



**2015**

**LEADERS' FORUM**

**JUNE 4-5, 2015**  
**WINDSOR, ONTARIO**  
**Caesars Windsor**  
377 Riverside Drive E., Windsor, ON

Canadian Condominium Institute **cci** Institut canadien des condominiums  
your condo connection

**BY CHAPTERS FOR CHAPTERS**

**DON'T MISS THE 2015 SPRING LEADERS' FORUM**

**Invitation to all CCI Chapter Board Members & Chapter Volunteers:**

For more information, the complete program details may be found on the CCI National Website, [www.cci.ca](http://www.cci.ca)

**TWO DAYS OF**

- ▶ Education Sessions on Best Practices for Your Chapter
- ▶ Networking and Group Round Table Discussions Sharing Information Amongst 16 CCI Chapters from Coast to Coast
- ▶ Formal Business Meetings
- ▶ ... and much more!

## Condo Cases Across Canada Cont'd.

### Other Ontario Case – 90 George Street Ltd. v. Ottawa-Carleton Standard Condominium Corporation No. 815 (Ontario Superior Court) January 16, 2015

#### Condominium corporation awarded first-year budget shortfall

At arbitration, the declarant was ordered to pay the budget shortfall experienced in the first year of the condominium. [See Condo Cases Across Canada, Part 44, November 2013.] The declarant appealed. The appeal was dismissed. The Appeal Court said:

- On an appeal from an arbitration award in the condominium setting, the standard of review is correctness.
- *"It is my finding that a declarant is fully liable to the condominium corporation for any budget shortfall in the first-year of operation; however, a declarant's liability is not absolute. Through the mandated alternative dispute resolution process a declarant may argue, and an arbitrator may consider, the propriety and reasonableness of any elements contained in the shortfall."*
- However, the arbitrator had in fact considered the reasonableness of the expenses incurred by the condominium corporation in this case; and had concluded that the expenses were reasonable.
- The declarant was also obligated to pay interest on the first-year shortfall at the rate applicable to arrears of common expenses, set out in the by-laws of the condominium corporation.
- Finally, the arbitrator's award of costs on a substantial indemnity basis – including the costs of the mediation – was not overturned. The arbitrator's rationale for the award of costs on a substantial indemnity basis was incorrect because the declarant had the right to challenge the propriety and reasonableness of the corporation's first-year expenses. Even so, an award of costs on a substantial indemnity basis was acceptable in this case, given offers to settle that had been made by the condominium corporation.

### Quebec Case – Nader v. Miller, Abraham, Pellegrin & Fortin (Quebec Superior Court) November 20, 2014

#### Plaintiff successful in defamation claim against three directors

The Plaintiff, Pierre Nader, commenced an action against four members of the Syndicat's Board of Directors, for damages stemming from alleged defamation. The alleged defamatory act was the issuance of an annual report, to all co-owners in the Syndicat, which Nader believed to be false, misleading, and called his integrity and honesty into question. Evidence was presented by the Plaintiff that, before the annual report was issued, the Plaintiff's legal counsel had provided the Board of Directors with sufficient information to demonstrate that the contents of the annual report were false or misleading.

The Court agreed with the Plaintiff that the contents of the annual report were defamatory. The Plaintiff was awarded damages against three members of the Board of Directors.

The fourth defendant, a representative of the management company, was not liable to the Plaintiff because he was not a voting member of the Board of Directors. 🍁

## EXECUTIVE PROFILE



### Stephen Cassady, CCI (Hon's) CCI National Executive, Member-at-Large

Stephen lives, and has lived in a condominium for the last 17 years. During those years he has been a condo tenant, owner and landlord. For Stephen, condominium provides him the perfect housing environment for his needs and expectations.

Always one to give back to his community, he's been the president of a 107 unit condo and a board member of a 205 unit condo. Seven years ago he joined the board of the South Alberta Chapter, and has served 4 years as their chapter president.

Stephen's CCI commitment is not limited to South Alberta. He has also served 2 years on the South Saskatchewan Chapter, and for the last four years on the CCI National Executive. In 2013 he was awarded the CCI Distinguished Service Award.

His professional endeavours don't drift far from condominium either. With a background in software and database management for clients including the federal government, an Alberta municipality, a medical diagnostic company and commercial businesses, Stephen launched his own condominium consulting company – 247Condo – in 2006. The primary software product, CondoPapers, is used by a significant number of management companies in western Canada.

Outside of software, Stephen has worked with Service Alberta on the rewrite of the Condominium Act, and provided research papers on condominium loans, and district energy opportunities within condominiums. For the past few years he has also been a court appointed administrator for troubled condominiums.

Stephen has presented nationally in several provinces seminars and workshops on condominium governance, performance and best practices.

For fun, Stephen does three things. First, he co-authored the local chapter's director education course and has taught it for the last four years. Second, he professionally chairs condominium AGMs where there is an expectation of violence, disorder, or police intervention. Finally, he has recently written his first book – "Melee, Magic & Puke" – a lighthearted sword and sorcery novel which you can find at SRCassady.com. 🍁

## CHAPTER CHATTER



**Ottawa Chapter** — As we hopefully say good-bye to Ole' Jack Frost and embrace the warmer weather, the CCI-Ottawa Board has been working hard to ensure that the 2015 year will be a very exciting one!

Be sure to check out our revitalized revamped website to view an educational video, engage in advertising opportunities and keep updated on our upcoming monthly seminars.

Speaking of seminars, January's seminar was a hit on "Lawyers, Guns & Money" which was followed by a sold out complimentary seminar on "Everything Condo – Meet the Experts & Condo Act Update". Next on the horizon is our two-day Spring Directors course in April with a new addition to content as well as an opportunity for sponsorship. CCI-Ottawa will introduce sponsorship opportunities to its members starting with the Directors courses. This is a great way for suppliers to reach their target audience at these ever so popular always sold out courses. Details coming soon!

In June the Ottawa chapter invites you to take a load off and join us on our boat cruise. A great way to engage in new friendships, opportunities or simply catch up with old friends and colleagues all while enjoying the exquisite view of the Ottawa River.

For those conference lovers don't forget to attend CCI-Ottawa/ACMO conferences in Ottawa or Kingston as we team up to promise you a conference to remember.

With all this chapter chatter, Ottawa is happy to announce chatter of our own. Join CCI-Ottawa on Twit-

ter & LinkedIn for free to participate in the conversations, and gain education, information awareness and access to expertise by and for our members. Visit our website [cci-ottawa.ca](http://cci-ottawa.ca) to gain access.

Last but certainly not least, Ottawa is excited to announce that we have given a face-lift to our newsletter to give it a fresh new look. To go along with the new look CCI-Ottawa has decided to go GREEN. Starting in 2015 all members will receive a copy of the quarterly newsletter electronically. Be sure not to miss out on the buzz by ensuring CCI-Ottawa can reach you. Contact the chapter either via e-mail [cciottawa@cci.ca](mailto:cciottawa@cci.ca) or by phone 1-866-491-6216 to ensure you're kept in the loop. We look forward to hearing from you!

*Laura Fairley, Administrator,  
CCI Ottawa Chapter*



**Toronto & Area Chapter** — Spring is a welcome sight as we emerge from a long and very cold winter! The Toronto Chapter has been busy though and we look forward to launching some new initiatives in the coming months.

The Education Committee has now committed to developing another series of education videos on a variety of topics which will be accessible for free on the chapter website and also on YouTube. The committee will also be promoting the CCI courses, free videos and other education resources in a new advertising campaign through the City's very busy subway system.

The Social Media Sub-Committee recently folded into the Communications Committee to better align print and electronic initiatives. Since then,

the committee has been working with Apple to establish the free electronic distribution of our Condo Voice magazine through iTunes News Stand and, has recently launched digital bonus feature podcasts to preview issues and complement articles. These podcasts can be accessed through iTunes, SoundCloud or at [www.condopodcasts.ca](http://www.condopodcasts.ca).

Planning has begun for the 2015 conference. A good response was received from the December 2014 Call for Speakers and the committee is now going through the submissions to develop the program for the fall. Mark your calendars now for November 13th and 14th, 2015. The conference will still take place at the Toronto Congress Centre but we will move to the north building to take advantage of larger space as this premiere event continues to grow!

Our chapter is looking forward to the spring CCI-N meetings and hope to see many of you in Windsor in June!

*Lynn Morrovat, Operations Manager  
CCI Toronto & Area Chapter*



**Vancouver Chapter** — Construction cranes continue to pop up all over the Lower Mainland as condominium development continues to forge ahead. Mixed use developments are on the rise while at the same time more and more strata councils in charge of 40 + year old strata corporations are starting to look at redevelopment options. CCI Vancouver, as a stakeholder in the condominium industry, is a participant with other stakeholders looking at legislative amend-  
*continued...*

## Chapter Chatter Cont'd.

ments that could make redevelopment and winding up of strata corporations less cumbersome. CCI Vancouver is also eagerly awaiting the implementation of the Civil Resolution Tribunal after having been given an opportunity to participate in the development of the online self-help model for strata matters. We are hopeful that the tribunal, which will be voluntary for the first year or so will be up and running as of this fall.

Since our last chapter chatter CCI Vancouver has been quite busy. Our educational seminars continue to be well attended. Topics, including depreciation reports, major projects, residential strata composting, legal case law updates and insurance, continue to attract much attention from strata council members and strata managers alike. We had well over 100 registrants at our second last seminar and recently more than 50 enthusiastic guests at our most recent seminar held on February 7th.

CCI Vancouver has revamped its website and is actively using social media to reach out to our current members and to promote CCI to more strata managers and council members. Membership has increased by over 20% with several months left to go in this fiscal year. We are hopeful that by this time next year we will have more than 100 members!

Our board is made up of many hard-working and dedicated individuals. Our committees are diligently working to meet their mandates and increase exposure to the CCI brand. We greatly appreciate the hard work of our administrator and the help from the National executive who have just announced that the spring meeting for 2016 will be in Vancouver! While more than 15 months away we will soon start to have our organizing committee begin working with CCI National to put the conference framework together. Stay tuned for more updates in upcoming newsletters!

*Jamie Bleay, President  
CCI Vancouver Chapter*



**New Brunswick Chapter** – Greetings from the dead of winter! Hopefully by the time the Newsletter reaches you, we will be looking at the start of spring. As you will see from all the information here, the Chapter is facing a busy year. We are going to bring as much education as possible and it should be very relevant, as it will be based on member's requests.

The Chapter has been fielding many questions from members on a number of subjects and we are glad that we are there help you out or point you in the right direction. Please continue to use us as a resource. Also do make use of the National website which is a treasure trove of information with new information added on a regular basis. The New Brunswick site also carries all our ongoing activities and a directory of professionals who service condominiums.

If you have news about your Condominium you would like to share with our members, awards won, efficiencies gained or any other item please send it to us and we can put it on our website and add it to the newsletter. Should you feel you have some time to help us with any of our activities please let us know as we can always use another pair of hands.

We look forward to seeing many of you at our Presidents' Forums and Seminars through the year. Those of our members who are in Fredericton if you have the time to volunteer for an hour on our booth at the Fredericton Home Show we would appreciate it or please drop by and say "hello".

Chapter News: we look forward to the New Year with many events that we hope will make your

condominium lifestyle safer, happier, better educated and Yes, perhaps, mend the fences with your neighbours and community!

The New Brunswick Chapter for the Canadian Condominium Institute is hiring an administrator to handle the administrative and financial aspects for the chapter. This position is part-time to start, but has the potential to grow into a larger role, depending on the initiative of the person who accepts the job. For complete details and the job description, please visit our website – [www.cci.ca/NewBrunswick](http://www.cci.ca/NewBrunswick)

Presidents' Forums and Seminars have proven to be popular and a source of informal discussions, valuable education and networking opportunities for our condo dwellers.

The forums are for CCI-NB members only and no fees will apply. The Seminars are open and fees apply to cover the costs. The topics for the forums will be decided from the results of a monkey survey that has been sent to all members.

- Our first forum was held in Moncton on Jan 12th at 80 Mount Pleasant Road.
- Fredericton forum on January 27 hosted by Regency Landing at 6:30 pm.
- We are planning 2 seminars - 1 in Fredericton and 1 in Moncton in February and March.

Topics for possible upcoming seminars:

- What to expect from the Director of Condominiums?
- Why change your by-laws & declaration?
- What's included with estoppels certificate?
- Format to follow for non compliance of owners such as warning letters, etc.
- CCI NB will have a booth at the Fredericton Home Show scheduled for March 27-29.
- Fredericton will host the CM100 Condo Management Course in April.
- May plans include an event in Saint John in late May on a Saturday. It will be "Ask The Experts" format and will be open to members and non-members.

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## Chapter Chatter Cont'd.

Please visit our website for updates and event details [www.cci.ca/NewBrunswick](http://www.cci.ca/NewBrunswick)

The CCI fall Leaders' Forum in Toronto was an educational treasure on November 5–6, 2014. Judy Orr represented the NB Chapter. Judy presented an in depth report to the chapter upon her return. The National Body supports the chapters. Members are encouraged to attend these National Conferences, the next National conference will be June 2 - 3, 2015, if you cannot attend, please visit the website [www.cci.ca](http://www.cci.ca) the information is invaluable.

Membership is strong this year. Thank you to those who have renewed. Any questions or issues you would like addressed at our seminars or forums, please contact Phil Williams at 506.454.3499 or [philwilliams@bellaliant.net](mailto:philwilliams@bellaliant.net) or [ccinewbrunswick@cci.ca](mailto:ccinewbrunswick@cci.ca)

We are here to educate and value your input and support.

CCI encourages our community professionals to come forward to present your ideas for future seminar education. If you would like to give a presentation, please contact us and we can work out the details.

Please send your Condo picture to me and you can be our next focus both provincially and nationally. Happy Spring if it ever gets thru the snow drifts!

*Beth McDermott, Administrator  
New Brunswick Chapter*

### CCI South Saskatchewan President, Gerry Cairn's license plate:



*Leading the way for CCI in Southern Saskatchewan!*

## UPCOMING EVENTS

### Golden Horseshoe Chapter:

March 28, 2015 - Level 300 - Board of Directors & Owners' Meetings (Milton)  
April 25th, 2015 - Level 100 - Directors Course (St. Catharines)

### Huronion Chapter:

April 11-12, 2015 - Condominium Directors Course

### London & Area Chapter:

March 24, 2015 – Seminar - Maintaining the Building Envelope – the corporation's raincoat  
April 8, 2015 – Lunch and Learn – A Legal Review  
May 26, 2015 – Seminar – There Are No Stupid Questions

### Manitoba Chapter:

March 19, 2015 – Luncheon – Board Meetings: Moderating/Board Turnover/Succession Planning  
April 23, 2015 – Luncheon – Teamwork: Boards and Property Managers  
May 2, 2015 – Saturday Open Session – The New Condominium Act Education  
May 21, 2015 – Luncheon – Money Matters

### North Alberta Chapter:

March 12, 2015 - Luncheon  
March 18, 2015 - Seminar  
March 19, 2015 – Condo 101  
March 21-22, 2015 – Condominium Management 100  
March 28-29, 2015 – Condominium Management 200  
April 9, 2015 - Luncheon  
May 2-3, 2015 - Condominium Management 200  
May 23 & 24, 2015 - Condominium Management 300  
May 29th & 30th, 2015 - Conference

### Northwestern Ontario Chapter:

April 11, 2015 – Level 101 – The Condominium Course

### Ottawa & Area Chapter:

March 24, 2015 – Seminar - How to Run an Effective AGM  
April 18 & 19, 2015 - Spring 2015 Directors' Course  
May 29th, 2015 – CCI-O/ACMO Conference/Trade Show  
June 2015 – Boat Cruise

### South Alberta Chapter:

March 24, 2015 – Luncheon  
March 26, 2015 – Condominium Management 101  
April 16, 23 & 30, 2015 – Condominium Management 300  
April 28, 2015 – Luncheon  
May 26, 2015 – Luncheon  
June 18, 2015 – Condo Management 101  
June 23, 2015 – Luncheon

### Toronto & Area Chapter:

March 3rd, 2015 – Twitter Chat - Important Considerations for Condo Purchasers  
April 16th, 2015 - Networking Dinner & Seminar - The Utility Jolt... Shocked Again!  
April 18th & 25th, 2015 - Level 200 Condo Course  
May 6th, 13th, 20th and 27th, 2015 - Level 300 Condo Course

### Vancouver Chapter:

March 10, 2015 – Seminar - Volunteers in Your Strata  
April 14, 2015 – Seminar - Legal Update  
May 9, 2015 – Seminar - AGMs and Bylaw Enforcement revisited