

Condominium News and Views



Credit: Travel Manitoba

To the Members and Friends of The Manitoba Chapter • Fall 2022

2023 PROVINCIAL ELECTION

The Condominium Act is a Provincial responsibility. With the coming Provincial election in 2023, please discuss your pertinent condominium issues with the candidates when they come door knocking to ask for your vote. Whether it be property tax fairness, required updates to the Act, improved regulations, dispute resolution or whatever, make sure the candidates know the issues that are important to you.

The Canadian Condominium Institute - Manitoba Chapter leads the condominium industry by providing education, awareness and access to expertise by and for our members. We are your Manitoba condo connection!

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CCI MANITOBA'S HALLOWEEN- THEMED AGM AT HISTORIC FORT GIBRALTAR WAS A BIG SUCCESS!

THE ONLY THING SCARIER THAN OUR FIRST
IN-PERSON AGM SINCE THE START OF THE PANDEMIC
WAS THE COSTUMES OF THE PARTICIPANTS

FOR DETAILS SEE PAGE 6



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NEWSLETTER PUBLICATION SCHEDULE

The CCI Manitoba *Condominium News and Views* is published and distributed to members quarterly, with the following schedule and deadlines for advertising and articles:

- Fall Edition (November) with September 30 deadline
- Winter Edition (February) with December 31 deadline
- Spring Edition (May) with March 31 deadline
- Summer Edition (August) with June 30 deadline

If you have content to provide for the newsletter or suggestions for topics or would like to just provide feedback, please feel free to send us an email at cci.mb.news@gmail.com. To help us ensure timely delivery of the *Condominium News and Views*, it would be a tremendous help if member corporations ensure that the CCI Chapter Administrator is provided with updated information whenever there is a change of Management Company, quantities required and distribution address, etc. Please call, mail, or email this information to our Chapter Administrator. Thank you in advance for your assistance!

2022-2023 BOARD OF DIRECTORS

John Popowich, President	Connie Dame	Kathleen Vandale
Maureen Hancharyk, Past President	Alan Reiss	Alex Abraham
Alan Forbes, Vice President	Carl Dalton	Patricia Salam
Audrey Harder, Treasurer	Doug Forbes	Duane Rohne
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PRESIDENT AND CHAPTER REPORT



First of all, it was absolutely wonderful (and exciting) to see everyone at the Annual General Meeting. Attendance was great and Fort Gibraltar was a wonderful location to hold our annual event. The staff did an amazing job and the food was superb. Connie Dame and her staff did an outstanding job in organizing the AGM and thanks to them and everyone who helped out to make this a great start to a post-pandemic world. There was a lot of interesting conversations with many ideas expressed that will be discussed with the board.

Our board meeting was held on October 13 where a new executive and committee chairs were elected. The new executive is listed elsewhere in this newsletter and for another term I am once again President. We have three new board members: Alex Abraham, Patricia Salam and Seth Henoach. Glad to have you aboard and I know they will give us contributions and new ideas.

After the success of the in person AGM, we plan on holding most if not all of our events in person. Our first in person Lunch n Learn will be held Thursday November 17, 2022 at Smitty's on Kenaston. I will be there and anticipate a good turnout. I look forward to our first in person Lunch n Learn in a long time and of course seeing everyone in attendance. It's a new location for us and let's strive to make all our events successful with great turnouts. Aside from the presentations it's a good way to meet other condo owners, directors and chat about whatever comes up.

With fall upon us and winter around the corner, I'm sure we all have some planning to do for the coming months. I, along with a few of the directors will be attending the National Leaders' Forum in Kingston, Ontario from November 23-25. The theme is "Celebrating the Past and Inspiring the Future". It's a great opportunity to meet with the other Chapters across the country and exchange ideas. I'm looking forward to it.

We have a lot of work to do and the directors will be busy planning, organizing and taking on new roles. There are a lot of issues to tackle and we will take them head on and continue to improve the Manitoba Chapter of CCI. Membership and finances are always key issues and we are developing plans to increase our membership especially outside Winnipeg. We welcome your suggestions, so let us know what you would like to see or have us do.

So after winterizing my yard and my condo (how much stuff do we hoard?), I'm in planning mode for a winter vacation.

After not having one for the past two years, I'm eager to get away somewhere warm and just relax for a while. Right now, Puerto Vallarta is the leading contender as I have been there a number of times and enjoy it immensely. I cannot wait! I will fill you in on how it went when I get back.

I am sure a lot of you are planning winter vacations especially since the restrictions are lifted and it's a little easier to travel now. Some of our board members are planning a winter get away and I am always interested in hearing about their travels, and yours as well. Feel free to email me about your successes during the winter and tell me what you did over the winter months. I am always willing to read about other people's successes.

Winter is not my favorite time of the year (except for getting away to a warm climate). The dull and dreary weather gets me down and I have to find some interesting things to do to liven up my spirits.

Winter is the time I try to do more indoor activities. I have a model train layout (N scale) that is fairly large and I spend a fair bit of my cold weather time tinkering and adding new things. It's a never ending project but keeps me busy. Does anyone else dabble in model trains? I would love to hear about it.

As well, this year I plan on redoing my bathrooms. I have a second floor bathroom and a half bath on the main floor of my condo. The upstairs bathroom is on the small side and I would like a larger one as I do spend a lot of time there (as well as the kitchen). I have four bedrooms with one being rather small and I would like to expand the bathroom into that room. It will be fairly expensive but it's something that I really want to do. I will be planning over the next while and hopefully come up with a start date soon.

I am looking forward to more personal contact in the coming year. I plan on attending all the in person Lunch n Learns and whatever else may come up throughout the year. I hope to see and speak with as many of you as I can at our events. If I don't speak to you right away, seek me out and let me know what's on your mind, condo related or otherwise.

I hope you enjoy the Manitoba fall weather and the upcoming holiday season and I will see you at the Lunch n Learns.

Until then, stay safe.

JOHN POPOWICH, President
CCI Manitoba Chapter 🍁



2022-2023 EDUCATION AND EVENT PROGRAM SCHEDULE

UPCOMING IN-PERSON AND ONLINE EVENTS

For up to date information about in person and online events, please use <https://cci-manitoba.ca/education-events/upcoming-course-events>.

DATE & TIME	TOPIC	FORMAT
NOV 17, 2022	CLIMATE CHANGE AND CONSTRUCTION	IN PERSON!
JAN 19, 2023	STRATEGIC PLANNING	TBD
FEB 16, 2023	INSURANCE - DIRECTOR AND OFFICER LIABILITY	TBD
MAR 16, 2023	MENTAL HEALTH - LONELINESS	TBD
APR 20, 2023	STANDARD CONDO VS BARELAND	TBD

PODCASTS OF PRIOR EVENTS

If you missed a Lunch and Learn (L&L) or webinar session, note that after a few weeks, they will be uploaded as podcasts easy reviewing <https://cci-manitoba.ca/members-only/podcasts-webinars> along with other recordings of past webinars and virtual events.

DATE OF PODCAST	PODCAST TOPIC
OCT 20, 2022	POLICY MAKER - RULES VERSUS POLICIES
MAY 19, 2022	SECURITY AND SAFETY
APR 21, 2022	INSURANCE
MAR 17, 2022	PRACTICAL TIPS ON BOARD ROLES, RESPONSIBILITIES & SUCCESSION PLANNING
FEB 17, 2022	YOU CAN'T PLEASE PEOPLE ALL THE TIME! TIPS TO IMPROVE COMMUNICATIONS – THE CONDOMINIUM CHALLENGE
JAN 20, 2022	GOING BEYOND RESERVE FUND STUDIES - REDUCING YOUR TOTAL COST OF BUILDING OWNERSHIP

OTHER EDUCATIONAL RESOURCES

There are numerous resources available including educational videos for self study, podcasts of prior education events, and condo industry articles and publications. Check out the CCI National Resource Centre and the various categories of information <https://cci.ca/resource-centre/overview>

As a CCI Manitoba member you are eligible to participate in educational webinars offered by the other chapters across the country. Many chapters offer free webinars while some require a payment. Take a look at the offerings at <https://cci.ca/events/upcoming-events>

If you or someone you know is considering the purchase of a condo, the Canada Mortgage and Housing Corporation (CMHC) has a buyers guide. <https://www.cmhc-schl.gc.ca/en/consumers/home-buying/buying-guides/condominium>

CCI MB EDUCATION COMMITTEE 🍁



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2022 AGM EXHIBITOR	2022 AGM ENTERTAINMENT/ REFRESHMENTS & APPETIZERS	WEBINAR/ LUNCH & LEARN OR EVENING SESSION	WEBINAR/PODCAST
✦ \$700 Limited to 6 Exhibitors	✦ \$500	✦ \$350 Limited to one per session	✦ \$350 Limited to one per session

ADVERTISING RATE OPTIONS CONDOMINIUM NEWS & VIEWS IS PUBLISHED 4 TIMES PER YEAR (FALL/WINTER/SPRING/SUMMER)		
	ONE ISSUE	FOUR ISSUES
Full Page	\$1250	\$1100 per issue
1/2 Page	\$625	\$550 per issue
1/4 Page	\$350	\$275 per issue
Business Card	\$225	\$175 per issue

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2022 AGM EXHIBITOR	2022 AGM ENTERTAINMENT/ REFRESHMENTS & APPETIZERS	WEBINAR/LUNCH & LEARN OR EVENING SESSION	WEBINAR/PODCAST
✦ \$700 Limited to 6 Exhibitors <ul style="list-style-type: none"> ✓ Full exhibitor booth to be displayed on-site (size restrictions may vary) ✓ Exhibitor listing and information included in AGM Package ✓ Exhibitor listing, logo and information included in event program ✓ Exhibitor listing on website and social media pages ✓ Thank you placards displayed on-site ✓ Verbal introduction and recognition on-site 	✦ \$500 <ul style="list-style-type: none"> ✓ Listing and information included in AGM Package ✓ Listing, logo and information included in event program ✓ Listing on website and social media pages ✓ Thank you placards displayed on-site ✓ Verbal introduction and recognition on-site 	✦ \$350 Limited to one per session <ul style="list-style-type: none"> ✓ Sponsor listing on Chapter website ✓ Sponsor listing on registration forms ✓ 1 complimentary registration voucher ✓ Thank you placards displayed on-site ✓ Free standing company banners may be displayed on-site (must be provided by sponsor) ✓ Business cards and promotional material can be displayed on-site ✓ Verbal introduction and recognition on-site 	✦ \$350 <ul style="list-style-type: none"> ✓ Sponsored webinars/podcast are, increasingly, one of the strongest solutions for those looking to generate revenue through their marketing ✓ The sponsor gets more than just sales leads - they get multiple opportunities to build brand awareness over a period of weeks and months, which is something that's harder to replicate with any other type of communication



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2022 CCI MANITOBA AGM AT FORT GIBRALTAR

This year's AGM was held at Fort Gibraltar and was well attended with many members and guests in attendance.



The room was expertly decorated in keeping with the Halloween theme by Education Committee Chair Connie Dame, aka Cruella and her team of Dalmatians from Karma Property Management.



The welcoming committee of Aesia Desrosiers, CCI Manitoba Chapter Administrator and former Chapter Administrator Millanne Baxter, embraced the theme of the evening as a local pageant winner and a voyageur respectively. Can you tell they are sisters?



Board Member Kirsten Bishop from Monopoly Realty arrives early in her board member costume – Board members Duane Rohne and Seth Henoch chat in the background.



The evening featured some fun activities such as Ax throwing. Here Omar Khan of Normac sticks it after getting some "ax-pert" advice from the Fort Gibraltar staff!



It was great to see that so many who attended embraced the theme of the evening. Insurance Broker, Kathleen Vandale came appropriately dressed as a firefighter.



Past CCI Administrator Millanne Baxter is pictured here with Government Relations Committee Chair and TDS lawyer, Doug Forbes (Demon) and past CCI Manitoba Chapter President, Maureen Hancharyk.



Board members Carl Dalton, Alan Reiss and Peter Squire, are pictured here.



The meeting was expertly chaired by Chapter President John Popowich who looked devilishly appropriate.



Board Member Eric Hrycyk and his 'better half' enjoying a bit of libation.



Newsletter Chair Alan Forbes and his 'better half, also enjoying some libation!



Past President Maureen Hancharyk presented the Jane Lecours Award to Louisa

Ryz, who unfortunately could not be present at the AGM.



The Best Costume award went to Joelle Regnier. Dressed as a Handmaid (from the currently popular television series The Handmaid's Tale inspired by the Margaret Atwood novel of the same title) she looked eerily authentic!



I took a break to get a photo of myself with John Popowich, Chapter President (the devil made me do it).



PAM PYKE,
CCI MB Communications Committee 🍁

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ADVOCACY UPDATE - SHORT TERM RENTALS



The City of Winnipeg has formalized their process and set up a web page to better engage all stakeholders on the issue of regulating short term rentals (STRs) <https://engage.winnipeg.ca/short-term-rentals>. While there is a visible lull in activity in the Council chamber due to the municipal election, City staff are working diligently in the background to have recommendations to Council during the winter. CCI Manitoba will continue to monitor the progress and provide updates throughout the process.

In the meantime, check our September 8th website post titled [Regulating Short-Term Rentals - More Thoughts](#)¹ which surveys the results from other municipalities including Toronto, which is often held up as the regulatory model for Winnipeg to aspire to.

CCI MB ADVOCACY COMMITTEE 🇨🇦

¹ <https://cci-manitoba.ca/news/view/regulating-short-term-rentals-more-thoughts>

Timeline



Alan Reiss

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- Long-time **Canadian Condominium Institute** Member (CCI).
- Appointed as director on the board of CCI's Manitoba chapter in 2020.
- Longstanding owner/investor of multiple condominium units; seasoned and actively serving condo board director.
- CCI course credits include all three courses of the Director Program.
- Directly involved in the CCI's Newsletter and Education committees.
- Contributor to CCI's quarterly newsletter with the *Reiss Report*, an in-depth look at the Winnipeg real estate market.
- Served on several **Winnipeg Regional Real Estate Board** (WRREB) committees including MLS, Public Relations, Membership, Real Estate News and Investigative.
- Member of **Manitoba Real Estate Association (MREA)**, **Canadian Real Estate Association (CREA)**, **National Real Estate Association (NRS)** and **International Real Estate Society (IRES)**.



THE GREEN CONDO PAGE

Whether it improves the sustainability of your condo operations, reduces waste, increases energy efficiency, reduces water consumption or just beautifies the environment surrounding your property, we'd like to hear from you - just send us an email with a subject line of "CCI Green Condo Page". We hope to hear from you soon. Please send any comments or suggestions to <mailto:cci.mb.news@gmail.com>.

GREEN CONDO GUIDE

For those condo corporations looking to improve the energy efficiency of their property and save money for the long term, a useful resource is the *Green Condo Guide* published by the Alberta Real Estate Foundation. The Guide provides a good overview of the approach to take and issues to consider during the planning phase. Here is a link to it

<https://www.pembina.org/reports/2015-03-25-green-condo-guide.pdf>

CANADA GREENER HOMES GRANT

This is an update on my personal participation in this program with the goal of reducing my energy bills and having a more comfortable condo unit to live in. An article in the Winter 2022 newsletter (<https://cci-manitoba.ca/cci-manitoba-magazine/article/7>) provides some background on the program and the initial steps I took in my journey to achieve my goal.

Process & Timeline

There is a simple five step process

1. Enrol in the program
2. Get an pre-retrofit energy audit done
3. Complete the retrofits
4. Get an post-retrofit energy audit done
5. Submit paperwork for reimbursement

It is proving to be a lengthy journey, but that is probably a good thing because there is a very high participation rate and lots of interest in the country to reduce energy costs and greenhouse gas emissions. To give you an idea of the timeline, for Step 1, I applied on Oct 16, 2021 and received confirmation of enrollment Nov 8, 2021. For Step 2, I contacted one of the approved energy auditors for Manitoba in Nov 2021 and was only able to book an appointment for the energy audit in Jul 2022. The auditor showed up on time on Jul 26, 2022, was thorough and professional, and completed the audit in under two hours. I received the audit report with retrofit recommendations on Aug 5, 2022.

As to Step 3, this is where the journey gets complicated because I live in a condo with common elements, rather than a single family home. There are three recommended retrofits

1. Upgrade Hot Water System
 - a. Estimated annual savings of \$233
 - b. Install an electric heat pump water heater
 - c. each condo unit has its own water heater and mine is about 12 years old so the timing is good
 - d. Canada Greener Homes Grant of \$1,000
 - e. Seems fairly straight forward, get some quotes and proceed.
2. Upgrade Windows
 - a. Estimated annual savings of \$285
 - b. Install ENERGY STAR windows
 - c. Canada Greener Homes Grant up to \$250 per window rough opening

- d. Efficiency Manitoba is also offering a \$50 rebate per window rough opening
- e. Note that windows in my condo are shared responsibility between the condo corporation and the unit owner. It complicates it somewhat but not an insurmountable hurdle.
- f. Just need to get some quotes and confirm economics of the upgrade, then seek Board permission.

3. Upgrade Heating System

- a. Estimated annual savings of \$518
- b. Install an earth-energy system (i.e. geothermal)
- c. Note that each unit here has its own furnace
- d. Canada Greener Homes Grant of \$5,000
- e. Efficiency Manitoba also offers incentives of up to \$2.50 per square foot
- f. Will have to spend approximately \$500 on a feasibility study to determine to the installation and maintenance/support costs, then do payback analysis

g. A big issue is how does one install an earth-energy system in a condominium setting?
h. Bigger issue is that it would probably make more sense to do all units with a district earth-energy system, but the feasibility study would cost about \$12K and the Canada Greener Homes Grant of \$5,000 would only be available to up to four enrolled unit owners and there is no obvious way to enrol the whole condo corporation.

Expect a followup report in a future newsletter edition.



WINNIPEG'S RESIDENTIAL FOOD WASTE COLLECTION PILOT PROJECT

The City wrapped up its two year pilot project, which started in October 2020 <https://engage.winnipeg.ca/residential-food-waste-pilot-program>. CBC news reports that City Council expects to get a report on the project sometime in the next year <https://www.cbc.ca/news/canada/manitoba/compost-collection-program-funding-1.6578372>. Will the program be rolled out across the City and if so, when. For now, those of you condo owners interested in such a program, you can enrol in a voluntary fee-for-service program with Compost Winnipeg <https://compostwinnipeg.ca/commercial/>. Note that most condos would fall into the commercial category.

ALAN FORBES

Chair, CCI Communications Committee 🌱



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JANE LECOURS VOLUNTEER AWARD WINNER

Volunteers throughout society are important and need to be recognized. CCI in particular would not exist without the many professionals and condo owners volunteering their time for the betterment of the condo industry. More importantly, the condo industry would not exist without the dedicated volunteers serving on their condo corporation boards. Bravo to all of you.

2022 WINNER OF CCI MD JANE LECOURS VOLUNTEER AWARD

This year's winner (and inaugural winner) was announced at our AGM in September by Past President Maureen Hancharyk. The winner was Louisa Ryz from WCC 517 at 500 Taché, who was nominated by no less than three individuals, Gabe Forest, Angelo Macchia, and Yvette Saurette. Although Louisa was not able to attend the AGM for personal reasons, we did catch her at home to present the award.

Comments on the nomination forms included

- She is an amazing person. Since our condo opened 16 years ago, she has been tireless in her dedication as board secretary.
- Anything regarding the declarations, bylaws, or any issue, she's a fountain of information.
- She is discreet, compassionate, and helpful to all the residents.
- The trades rely on her to access, help them access the building and the areas of their work.
- In any emergency, she is the first person to be called.
- She embodies the true meaning of volunteerism and never wants, nor seeks any acknowledgement nor any reward.

In response to receiving the award, Louisa was very grateful and sent us the following email expressing her appreciation.

"THANK YOU to all of you for awarding me the very first "Jane Lecours " Volunteer Award. It was a very humbling experience when Aesia came to deliver it for me at 500 Tache. CCI has enriched my life with knowledge and with friends. Volunteering and awards are a two-way street. CCI has given me a great deal in return. I think 500 Tache was the first to send our submission into "Why I Love My Condo".

The three major condo courses offered and taken at Canada Inns were fantastic tools for me to understand and appreciate condo living and condo life. Attending many lunch and learn seminars and being able to ask questions of experts in their field, was and is invaluable.



Award presented to Louisa Ryz (right) by Aesia Desrosiers (left)



WHO WAS JANE?

Prior to her passing in February 2021, Jane Lecours was a leader in Manitoba's condominium industry for over 25 years. Jane was a proud, committed and well respected member of CCI. Jane participated on the Board of Directors of CCI, Manitoba Chapter for many years and served as the President of the Board of Directors from 2011-2013. She also served as the Manitoba Chapter National Representative from 2011-2020. Over the years, Jane also served on a number of CCI committees, both provincially and nationally. Throughout her career in property management, Jane's knowledge, experience and expertise was legendary. Jane was also the consummate volunteer, going above and beyond and giving many hours of her time promoting the condominium community. Jane's devotion both personally and professionally led to many lifelong friends which she valued immensely.



Jane Lecours Volunteer Award 2022

500 Tache held a lovely Condo Strength seminar here at 500 Tache which was hugely successful. Many attended and the information shared and learned was very significant.

Our 500 Tache team presented various success stories through Condo Strength on landscaping, detailed plan for change of management, and providing for succession. We also presented some of our success stories to other condos at various times, sharing the valuable things we had learned.

A sincere and heartfelt thanks – I am truly honoured,
From Louisa

2022 JANE LECOURS AWARD RUNNERS UP

We had nominations for several volunteers and all of them were exceptional candidates. While not all can be award winners, all need to be recognized for their volunteerism. In no particular order, the other nominees were

- Marian Mair - WCC 510, nominated by Beth Dyck
- Olga Pchajek - WCC 285, nominated by Sharon Wickman
- Val Cortvriendt - WCC 616, nominated by Heather Kay-Rimmer and Leona Kettles

JANE LECOURS VOLUNTEER AWARD PROGRAM

Do you know someone that deserves recognition for their outstanding contribution to the condominium community? Does their dedication, commitment and perseverance as a volunteer deserve recognition? If so, you can nominate them to be a recipient of the CCI Manitoba Chapter, Jane Lecours Volunteer Award.

This award was developed to honour Jane's memory and in recognition of her outstanding contributions to the condominium community.

To request an application to nominate your volunteer for the award, please send an email to us at ccimanitoba@cci.ca

"As you grow older, you will discover that you have two hands — one for helping yourself, the other for helping others."

— Audrey Hepburn

"The best way to find yourself is to lose yourself in the service of others."

— Gandhi

"Volunteers are the only human beings on the face of the earth who reflect this nation's compassion, unselfish caring, patience, and just plain loving one another."

— Erma Bombeck



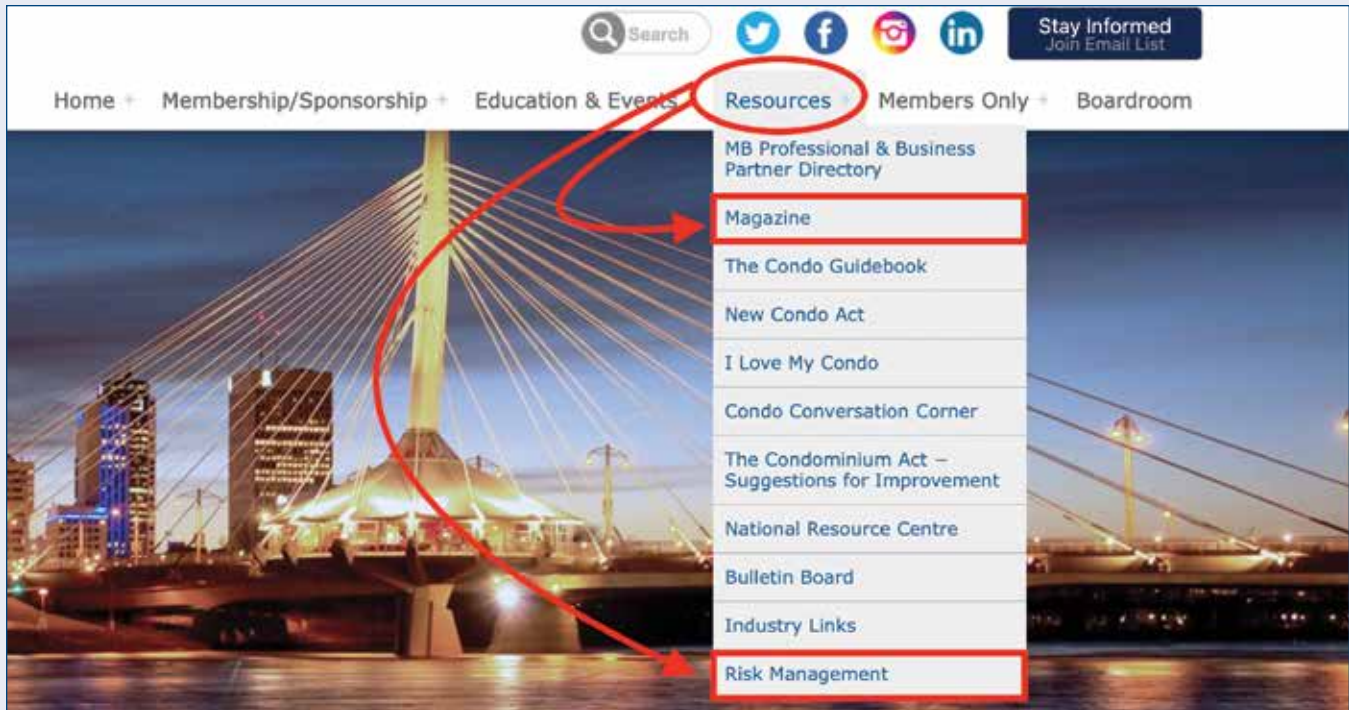
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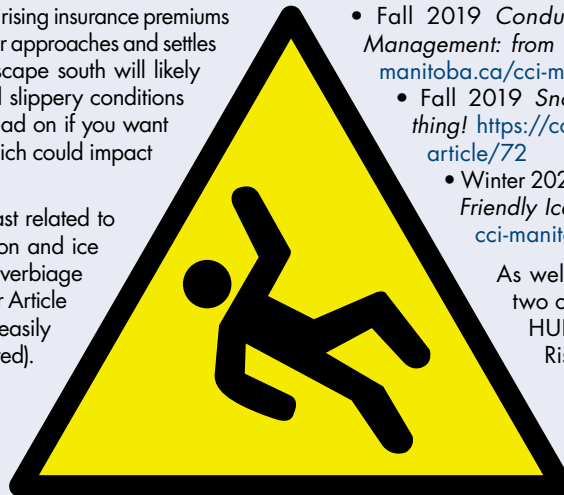


Condo Corporations have experienced rising insurance premiums over the past couple of years. As winter approaches and settles in, most condo owners that can't escape south will likely start complaining about the weather and slippery conditions on roads, sidewalks and parking lots. Read on if you want to reduce potential slip and fall claims which could impact insurance premiums.

We've run a number of articles in the past related to snow removal, winter slip & fall prevention and ice management. Rather than repeating the verbiage here, we can redirect you to our Newsletter Article Library (aka Magazine), where you can easily find this type of information (no login required).

Here of some of the articles available

- Fall 2019 *Winter Slip & Fall Prevention Measures* <https://cci-manitoba.ca/cci-manitoba-magazine/article/70>



- Fall 2019 *Conducting the Orchestra - Snow and Ice Management: from the eyes of a night operator* <https://cci-manitoba.ca/cci-manitoba-magazine/article/71>
- Fall 2019 *Snow Removal in Manitoba...It's a sure thing!* <https://cci-manitoba.ca/cci-manitoba-magazine/article/72>
- Winter 2021 *The Green Condo Page - Environmentally Friendly Ice Management* <https://cci-manitoba.ca/cci-manitoba-magazine/article/67>

As well, we have resources online, courtesy of two of our insurance broker Business Partners, HUB and BFL, covering a wide variety of Risk Management topics (no login required)

<https://cci-manitoba.ca/resources/risk-management>

CCI MB COMMUNICATIONS COMMITTEE 🇨🇦

EXCEPTIONAL CONDO MANAGEMENT SERVICES

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GENUINE CARE

THE REISS REPORT

CONDO REAL ESTATE BLOG

Condominiums are still the one property type performing better than the other MLS® property types this year as we head into the final quarter of 2022.

Sales for the first three quarters are at 1,819. While condo sales are down less than 10% from the same period in 2021, you must keep in mind that in 2021 at this time of year sales were up 49% over 2020 and ended up by 39% at year end, when sales catapulted well above the 2000 threshold level for the first time, to reach 2,572 in total.

2022 will deliver the second consecutive year of 2,000 plus sales when the fourth quarter wraps up. While the last quarter may not be as stellar as 2021, due to less activity in general in real estate markets across the country including here, the annual result will be second best on record.

To give you a sense of how much better condominiums are doing this year in relation to other MLS® residential property types for the first three quarters, single family homes are down 17%, single-attached off 18%, townhouses have decreased 28% and duplexes fallen by 37%, while condo sales are down less than 10%.

Another area where condominiums depart from what is happening with respect to single family and non-condo residential-attached properties in 2022 is with respect to the number of new listings entered onto the MLS®. The 12,224 single family listings entered in the first nine months are only down by 1% from 2021 and similarly for residential-attached listings are up 1% from last year with 1,357 new listings coming to market.

For condominiums, listings of 2,593 have decreased 15% from the 3,037 listings in 2021. Whatever the reasons for the reluctance and challenges condo owners have felt this year which led them to hold back on listing their properties, it does help explain a tightening of this market. This tightening has led to increases in sales above list price. We have seen some months starting in February where the percentage of above list price sales was 23% higher than any month in 2021 when sales were so brisk. Above list price sales grew as year progressed with March coming in at 10 percentage points higher at 33% and the highest above list price sales reaching 38% in June.

It should be to no one's surprise that the highest condo average sales price month was also June at \$278,266. Things did settle down in the third quarter with above list price sales at 22% in July and then falling back to the high teen percentages in August and September.



The condo average sales price in September was \$265,671 and year-to-date it is \$265,586. It compares favorably to last year where the September average was \$230,796 and the year-to-date was 244,171.

September condo sales showed upper market price range strength with 9 sales over \$500,000 as compared to no such sales in September of 2021. The highest sales price for a condo sold was \$1,160,000. The most active price range was from \$150,000 to \$199,999 representing 24% of total sales.

While condo sales activity in September dropped off more in line with some other property types with an 18% decline, the average monthly sales price held firm with the annual average sales price. In the case of single family sales, the monthly average sales price has fallen back from its peak in May at over \$450,000 to \$384,000 in September. The year-to-date single family average sales price is \$421,495.

Another interesting development this year is the fact that after nine months the 70% conversion of condo listings to sales is equal to the conversion rate for single family homes. The Winnipeg Regional Real Estate Board cannot recall that happening before because single family has historically always outperformed condominiums on this important metric of success for properties listed on MLS®. For this to happen single family's conversion rate came down and condos went up but it still is not something we have seen before.

Speaking about conversions, some condo neighborhoods have done exceptionally well with very high listing to sale conversion ratios.

One MLS® area with a complete sell out of all its 19 listings is West Charleswood (south of Roblin Blvd. and abutting the perimeter highway to its west). Immediately to the east is the main MLS® area of Charleswood and 19 of 21 listings sold there. The Linden Woods conversion rate is at 89% with 114 sales out of 128 listings sold and East Transcona/Canterbury Park has sold all of its 8 condo listings. 12 of the 13 listings in East St. Paul have been sold this year and North Headingly (north of Assiniboine River) sold all of its 10 listings in 2022.

We are expecting to see slower sales in the fourth quarter. Not only because it is a time of year when sales do slow down compared to busier second and third quarters but because there are headwinds to contend with due to higher interest rates and less urgency in general to be engaged given how overactive the market was in second half of 2020 and through the record-shattering year of 2021.

ALAN REISS

CCI MB Newsletter Committee

RE/MAX PROFESSIONAL, Condo Specialist

The advertisement features a background image of a modern city skyline with a prominent glass skyscraper. Overlaid on the right side is a blue box with white text and the Wawanesa Insurance logo. The text reads: 'Ask your broker about Wawanesa Condo Coverage', followed by the logo and the website 'wawanesa.com/condo'.

CCI MANITOBA PROFESSIONAL & BUSINESS PARTNER DIRECTORY



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CCI MB DIRECTOR PROFILES

We have 15 director positions on our Board with each normally serving three year terms. The terms are staggered so that five are elected by our members each year at our AGM. On September 22nd at Fort Gibraltar, seven directors were elected to the Board, because we had two directors resign due to other commitments, primarily professional work and family obligation. One of those departing directors was Delaney Vun, a long time Board Member, who served in various capacities, both chairing and serving on multiple committees, and was vice president for a few years. The departing director was Matt Jerome, who was elected to our Board in 2020 and served as our Vice President this past year. We thank both of them for their service.

This year four of the five directors whose terms were expiring, ran for election, and were reelected. Those directors are Doug Forbes, John Popowich, Kathleen Vandale and Alan Forbes. The one director that decided not to run for election was Phil Jenkinson, who we thank for this service the past two years. The other three directors elected are Patricia Salam, who served our Board previously as Secretary for a one year term, along with Alex Abraham and Seth Henoch, who were volunteer members of our Communications Committee this past year.

The director profiles that follow will hopefully highlight to you the diversity of skills and experiences we have amongst our Board members, and perhaps prompt you to consider sharing your skills and abilities with us in the future, either as a committee member, as a director, or as a volunteer.



JOHN POPOWICH

John is an accountant with Lazer Grant LLP and obtained his Certified Aboriginal Financial Manager (CAFM) designation in 2006. John has been involved with indigenous communities for over 30 years, starting with First Nation Audits and then becoming an Advisor on financial matters as well as providing training and direction

to First Nation communities in Manitoba and Ontario.

Aboriginal Financial Officers Association (AFOA) has become an important component in John's life from developing new friendships and business relationships to being able to stay current on the latest news and requirements by government agencies. The CAFM designation is recognized as an integral part of Indigenous Finance.

Outside of his work life, he loves to travel and is a model train enthusiast. John has traveled throughout Europe, Asia, South America and the Caribbean.

John has always been concerned about the condition and management of the condominium he purchased in 2001. He was elected to the board and became the treasurer of Winnipeg Condominium Corporation # 14, a position he has held since 2011. Along with the other members of the board, he has ensured his condominium corporation has met the requirements of the reserve study and feels the board has been instrumental in keeping the condominiums in pristine condition. In September 2019 joined the board of CCI Manitoba and currently is Chapter President and National Council Representative.



KATHLEEN VANDALE

Kathleen has worked in the Insurance Industry at Hub International for over 36 years, specializing in residential realty – Condominiums and Apartments. She works along side her clients to provide the best insurance solutions, risk management and risk transfer services.

Kathleen continues to manage some of HUB Manitoba's largest and most complex clients including a large Property Management Portfolio. She has the proven ability to identify customers' needs and her attention to detail combined with her commitment to unparalleled customer service have resulted in many long term, loyal relationships with both her clients and insurance underwriters.

Kathleen's dedication to her vocation has led to her involvement as a member of the Manitoba Chapter of the Canadian Condominium Institute and the Professional Property Managers Association.



DOUG FORBES

Doug was introduced to condominium law as an articling student in 1989, and then as a unit owner. Doug subsequently became a member of the Board of Directors of his Condominium's Corporation, and eventually President.

Doug has been a professional member of the Canadian Condominium Institute (Manitoba Chapter) for over 30 years. He has been on the Board of Directors of the Manitoba Chapter since 1998 and is a Past President of the Manitoba Chapter. Doug is also the Chair of the Manitoba Chapter's Government Relations Committee.

Doug is also a Past President of CCI (National).

As a partner in the law firm of Thompson Dorfman Sweatman LLP, Doug acts for condominium corporations, developers, lenders, and individuals in apartment, townhouse, and bare land style condominiums. In addition to his involvement in condominium law, he practices in the area of Real Estate law and in Corporate/ Commercial law.

Doug frequently provides advice and assistance in areas such as drafting, interpreting, and amending declarations and by-laws, disputes between boards and unit owners, collection of common expense arrears, and assisting in governance issues for condominium developments of all styles and sizes. Doug regularly contributes to, or chairs, meetings for condominium corporations.

Doug says he likes condominium law because "it is a nice mixture of commercial and business law with a human element. There is more at stake than money, it involves how people live, and how they live with each other."



PATRICIA SALAM

Patricia is a retired financial services professional, having most recently worked with Investors Group for 15 years as a financial advisor. Prior to that she worked in various accounting and management capacities for 25 years with TD Bank. Patricia enjoyed her working career in

CCI MB DIRECTOR PROFILES

the financial services industry with TD Canada Trust and IG Wealth Management. Her most rewarding experiences was her engagement with clients and assisting them to achieve their financial goals.

In addition to volunteering for CCI MB, Patricia keeps busy volunteering for other organizations such as providing customer service at the Things Supporting The RWB store. Prior volunteer activity for her included: preparing and serving lunches and Siloam Mission, involvement in civic elections as a campaign team member and scrutineer; was involved hospitality and protocol for the FIFA Women's World Cup several year when several games were played in Winnipeg; was a medals ceremony coordinator for the Canada Summer Games; and was on the employment equity committee at TD Bank. Aside from spending time with family and friends, Patricia loves to travel, and when not traveling, enjoys yoga, long walks, bike rides, reading, cooking and baking.



SETH HENOCHO

Seth joined BFL CANADA in 2013 as a Vice President after working at a large multi-national brokerage, and within two years had become a partner in the company. In addition to being owned and managed by its own employees, BFL is one of the largest risk management and insurance brokerages in Canada,

currently with 24 offices and over 1100 employees across the country.

Seth's practice is concentrated in the areas of Residential & Commercial Realty, Condominium Corporations, Real Estate Development, Construction, and Representation & Warranties insurance. Seth's brokerage experience includes servicing local, national and international companies.

He returned to Winnipeg in 2005 after being away for 14 years, and obtained an MBA from the Asper School of Business at the University of Manitoba in 2006. Seth has spoken on several occasions to organizations and industry groups on risk management and insurance matters.

In addition to volunteering on the CCI MB Communication & Newsletter Committee this past year, Seth sits on the IDEA and Membership committees for the Associates, the Marketing committee for the Building Owners and Managers Association of Manitoba (BOMA), and the Membership committee for the Property Managers Association of Manitoba (PPMA).



ALEX ABRAHAM

Alex is a professional engineer registered with Engineers Geoscientists Manitoba and is currently working as a training and validation coordinator with the Canadian Air Force. Alex has a postgraduate degree in mechanical engineering and has certifications or accreditations as a project management professional (PMP)

with the Project Management Institute, and has a six sigma black belt and quality auditor designation with the American Society for Quality.

Besides volunteering for CCI MB this past year on our Communications Committee, Alex has been keeping busy as president of his own self managed condo corporation for the past 8 year.



ALAN FORBES

Alan was first elected as a CCI Manitoba Director at the AGM in the fall of 2019 after serving as a volunteer on the Newsletter Committee for one year. While a Director, Alan has served in various roles, initially as a member of the former Communications & Membership Committee and the Newsletter

Committee. Eventually Alan became Chair of the Newsletter Committee, which became the Communications Committee last year, and he still is the Chair. As well he Chaired the Nominations Committee leading up to the AGM in 2021 and has also Chaired the Advocacy Committee for the past year.

Alan retired in 2014 after over 30 years in the electronics manufacturing and computer industries, with most of that time spent as a project manager. Besides CCI, Alan volunteers as a warden of Camp 8 of the Seven Wardens which administers and maintains *The Ritual of the Calling of an Engineer* (aka iron ring ceremony), and has been the treasurer of his condo corporation since 2017.

Alan's first condo purchase was in 1985 but it was not a good experience as he got hit with a special assessment within months of moving in. It wasn't until 30 years later that he again owned a condo, moving into Rougeau Gardens with his wife in 2015. In the fall of that year, he attended his first CCI Lunch-n-Learn, then after reviewing his condo's initial reserve fund study released for the 2017 AGM, joined his condo board as treasurer. He has continued his education taking the offered condo courses 101/201/301 in the fall of 2017 and attending additional CCI educational events each year since.

In his spare time, Alan curls at the Pembina Curling Club, enjoys reading (science, current events and murder mysteries) and is a proud Papa of two grandsons (one five years old and the other ten months). He and his wife enjoy family camping & cottaging in the summers and also enjoy the occasional get away for active touring, on foot or on bicycles.

CCI NOMINATIONS COMMITTEE 🇨🇦



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ADVOCACY UPDATE - WASTE DIVERSION FEE

While there has been a lull in activity in the City of Winnipeg in regards to the imposition of a multi-family waste diversion (WFWD) fee, the Provincial Government has started a project that will disrupt the City's plans to some extent. Since our last published update in our Summer newsletter (<https://cci-manitoba.ca/cci-manitoba-magazine/article/51>), I stumbled across a project on the Province's public engagement website pertaining to municipal recycling programs. While I periodically look at the website for condo related consultation projects I must have missed this one - *Proposed Transition for Residential Blue Bin Recycling* (<https://engagemb.ca/transition-plan-for-recycling-programs>). The deadline for providing comments on the plan was August 15th, which was about the time the CCI MB newsletter was delivered to most members (nothing on the web page indicates when they started accepting comments).

The webpage has useful information including a draft transition plan dated Jun 3rd and a backgrounder document. Note that the plan refers to PPP, which is packaging and printed paper and includes newspapers and flyers, aluminum food and beverage containers, steel, glass and plastic food and beverage containers. The intent of the plan is to implement an extended producer responsibility (EPR) model, with *Multi-Material Stewardship Manitoba (MMSM)* being given the task to develop the plan, and to take

over full operational and financial responsibility for municipal recycling programs. Thus the City of Winnipeg's plan for a MFWD fee would no longer be required.

The MMSM plan has merit, in that it pushes the responsibility upstream to the source of the waste material. Another positive aspect is that there will be a rationalization of what is collected (see section 8.8 of the plan) - *"...not all PPP has diversion end-markets and therefore the list of PPP*

"One other positive aspect of the plan is that fees are collected from the producers for targeted materials regardless of whether or not they will be collected for recycling."

targeted for collection will be a subset of designated PPP listed in Appendix B." This will hopefully reduce the amount of trash that Canada exports to other countries as pseudo-recyclables (<https://www.cbc.ca/news/canada/fifth-estate-recycling-1.6410657>). One other positive aspect of the plan is that fees are collected from the producers for targeted materials regardless of whether or not they will be collected for recycling. Hence there will be a financial incentive to eliminate materials that don't have an end-market.

So, the plan has merit but will it happen? If it does go forward, what is the timeline? There is a Provincial election coming up next year, so now would be a good time to start asking your MLA about the proposed plan and be sure to ask all candidates that come door knocking about it during the election period next year.

CCI MB ADVOCACY COMMITTEE 🇨🇦

"We make a living by what we get. We make a life by what we give."
– Winston Churchill

"Volunteers don't get paid, not because they're worthless, but because they're priceless."
– Sherry Anderson

"Life's most persistent and urgent question is, what are you doing for others?"
– Martin Luther King, Jr.

DID YOU KNOW...

Many of our members do not realize that they are CCI members and hence are missing out on some of their membership benefits. While they do receive this quarterly newsletter and perhaps an occasional email from us, they may not realize why. This may be because many of our members fall into one of two of our group-membership categories - Condo Corporations and Business Partners. When a Condo Corporation becomes a CCI member, all unit owners become members as well, entitling them to this quarterly newsletter and access to the members-only area of our website. Similarly, when a company or business, such as a property management firm or a law firm, becomes a CCI member, all of their staff become members as well.

To access our CCI members-only area of our website, members just have to go to <https://cci-manitoba.ca/login> and use the login credentials of username **Member2023** and password **2023condoMB!**. In this members-only area you can find resources such as our newsletter archive and recordings of past webinars. Note that the login credentials change annually and are sent to the primary contact for the membership upon renewal, which happens each summer after June 30th.

CONDO CONVERSATION CORNER: A VIEW & A VOICE

Here are some new items and others concerning previous newsletter articles, Lunch-n-Learns, webinars and Conversations in previous Newsletter editions. If you want to contribute to the discussion, you can make a submission to cci-manitoba.ca/resources/condo-conversation-corner.

Disclaimer:

CCI Manitoba is unable to provide specific legal advice. We recommend that you speak to a lawyer regarding the challenges or problems you may be experiencing. For your information, a list of lawyers who are Professional Members of the Manitoba Chapter of the Canadian Condominium.

Note that frequent references are made to Manitoba's Condominium Act (The Act) <https://web2.gov.mb.ca/laws/statutes/2011/c03011e.php>.

SHORT TERM RENTAL QUESTION

While the City of Winnipeg is working on regulations for short term rentals, to our knowledge no Manitoba municipality has regulations, so the only requirements are the Condo Act and the Condo Corporations documents. Within that context we received an inquiry about rentals, the Condo Act and Residential Tenancies Branch (RTB).

The Manitoba Residential Tenancies Branch has suggested I reach out to CCI for specific information as it relates to documentation specified in the Condo Act 202(1). <https://web2.gov.mb.ca/laws/statutes/2011/c03011e.php#A202>

Within our condo corporation, some units have been constructed for the sole purpose of short term renting. To date, the corporation has not received any tenancy agreements and RTB advised they have no jurisdiction over the short term renting.

We are a condo corp and have renters and I want to ensure we comply with proper governance. Can you advise if the condo corp should be receiving documentation?

Here is CCI's response to the above inquiry.

There is no requirement to provide leasing documentation in the Act beyond s.202. The member should consult their Declaration, By-laws, and Rules to see if there are any requirements within those documents. Unfortunately, there is no way to enforce compliance of the Act other than a court proceeding. We would suggest the member consult with their legal counsel.

ANOTHER RENTAL QUESTION

This is another question from a member about rentals, but not necessarily STRs.

The Condo Act and the Residential Tenancies deal with rentals of a condo unit. Is there anything governing the rental of a portion of a unit, such as a basement or bedroom, other than the CC declaration or bylaws?

For example, the condo act states that the CC can't prohibit the rental of a unit but makes no mention of renting a portion of a unit.

Condominium corporation must not prohibit renting

212 A condominium corporation, or its declaration or by-laws, must not prohibit the rental of a unit by a unit owner.

Can a CC prohibit rental of a portion? I suspect not.

Does a CC leasing levy apply to rental of a portion of a unit?

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CONDO CONVERSATION CORNER: A VIEW & A VOICE

Does it relate to the 'single family residential' terms in some declarations. I know from reading some of the Ontario cases, that single family has a very broad interpretation. But would this clause prohibit roommate rentals?

Have you seen anything like this come up in Manitoba yet?

There are several points to address. First of all, many Declarations indicate that a Unit must be used for single family residential purposes. If they are renting out a portion of a unit it would be difficult to argue they are part of the single family unless the renter was a relative. To our knowledge, disputes of this nature in Manitoba have yet to reach the courts. This also depends on the definition of "single family", which could include multi-generational families, common law cohabitations, blended families and the like. How about cousins or step-siblings - while family, would they be single family? Friends that are just roommates are clearly not "single family". In the absence of a tested "single family", one could argue the biological taxonomy definition that all humans are of the hominid family. To what extent do CCs want to delve into regulating this rental issue?

Another way to think of this is in terms of rooming houses and boarding houses, which have separate regulations which introduces more complexity https://winnipeg.ca/ppd/pdf_files/Brochures/Student-Housing-Boarders-and-Rooming-Houses.pdf.

If you have experience with problem related to this type of rental, please let us know. For know, our only suggestion is that if you are experience problems related to this type of rental situation, seek professional advice as available in our directory <https://cci-manitoba.ca/resources/mb-professional-business-partner-directory>

BENCHMARKING DATA

We periodically receive inquiries from CCs looking for benchmark financial data so as to compare their expenses with other comparable properties, and similarly for their reserve fund and contribution levels. While this data does not exist, it is something we could collectively pursue. We mentioned this topic in our summer edition of the newsletter <https://cci-manitoba.ca/cci-manitoba-magazine/article/50> but received only a few responses. Hopefully we can get some more interest to make a meaningful effort. Ideally it would be nice to have a good cross-section of the various CC sizes and categories.

If you and your CC would be interested in working towards establishing benchmark data, send an email to us cci.mb.news@gmail.com

MANDATORY DIRECTOR TRAINING

Did the heading get your attention? Are you in favour or opposed to mandatory director training as part of The Act? What are your thoughts on the topic?

The idea of mandatory director training has been discussed repeatedly amongst our members the past few years but many are reluctant to have it included in The Act because

during the pandemic, it was difficult to impossible to hold a training session.

Prior to the pandemic CCI Manitoba would periodically hold director training sessions. They were generally well attended but not accessible enough for directors from outside of Winnipeg, because of the travel time. As a result of the pandemic, CCI Manitoba has created an online introductory course, which mitigates the pandemic and travel problems. However, the response to the course offering has been underwhelming to date. Why is that?

The advantages of having trained directors are clear - better governance and improved accountability to the unit owners. More often than not it also results in improved financial situation for the CC, better service to unit owners and improved maintenance of the property. Also, it enhances the effectiveness of the property manager, if one is employed, because the Board will better understand their own roles and responsibilities and those of the property manager.

The course fee for CCI members is only \$75 and we offer a "buy two get one free" option - basically \$50 for each of the three registrants, which is equivalent to about two monthly large 'double doubles' at Tim Hortons for a year. The course takes about 2.5 hours to complete and can be done at your own pace, as it is broken down into several sections. A PDF of the course notes is provided for further reading and is a useful resource when questions come to the Board during the year. There is no exam or graded test, so 'exam anxiety' should not be a concern - there is only a need to answer a few review questions during each section. So, overall, it doesn't sound too onerous or too expensive.

With over one thousand condo corporations in the Province, why isn't there more interest in taking the training? Do all current directors feel they have sufficient understanding of The Act and all aspects of running a condo corporation? Do most Board think they don't need the training because they have a property manager working for them? Perhaps most directors are unaware that the online training course is available - if so, please spread the word <https://cci-manitoba.ca/education-events/online-courses>.

Ontario has enacted mandatory director training and every condo director elected or appointed after November 1, 2017 must take the training provided by the Condominium Authority of Ontario ("CAO") within 6 months following his/her election or appointment. A director who does not complete the mandatory training within this time frame will be automatically disqualified from the board. The director training will be valid for a period of 7 years. After that, directors will have to take additional training.

Should CCI Manitoba advocate for mandatory director training similar to what Ontario has done? We'd like to hear from you. Send your thoughts to cci.mb.news@gmail.com.

CCI MB COMMUNICATIONS COMMITTEE 🇨🇦

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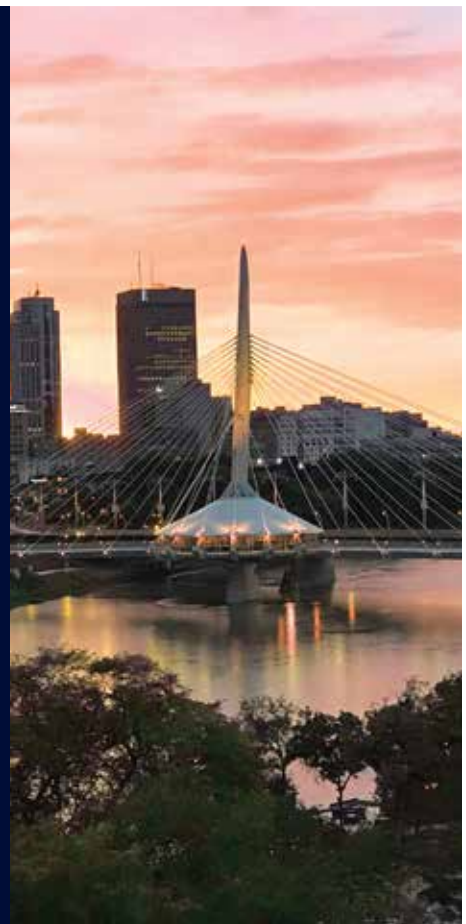


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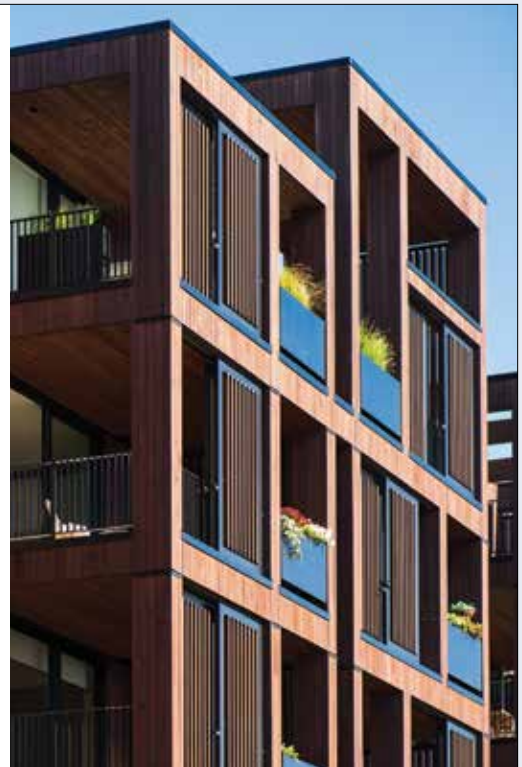
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ARE YOU A CCI MEMBER?

NEW TO CONDO LIFE? LET CCI ASSIST YOU IN BECOMING FAMILIAR WITH ALL FACETS OF CONDOMINIUM LIVING. WE OFFER MANY EDUCATIONAL OPPORTUNITIES ON TOPICS INCLUDING BUT NOT LIMITED TO CONDO GOVERNANCE, RESERVE FUND STUDIES AND BRICKS AND MORTAR ISSUES AROUND BUILDING MAINTENANCE. FOR EVERYTHING YOU NEED TO KNOW ABOUT CONDOMINIUM LIFE, CCI IS THERE.

MANITOBA CHAPTER HALF YEAR MEMBERSHIP FEES WILL BE IN EFFECT AS OF JANUARY 1, 2023

CATEGORY	FEE (HALF YEAR)	CONDOMINIUM CORPORATIONS	FEE (HALF YEAR)
Business Partner Membership	\$212.50	2-23 Units	Based on \$5/unit (with \$25 min and \$115 max)
Non-Profit Business Partner Membership	\$115.00	24-49 Units	\$117.50
Professional Membership	\$187.50	50 – 100 Units	\$150.00
Individual Membership	\$25.00	101 – 149 Units	\$177.50
		150 Units and Over	\$205.00