

PRESIDENT AND CHAPTER REPORT



As I prepare to write my final report for this past fiscal year of July 1, 2019 to June 30, 2020, I go through all of the past reports of the 2019-2020 year and try to give you a snapshot of past activities as well as a few hints of what to expect in the coming fiscal year. Year end committee reports are also included in this newsletter edition.

Last year's report began by saying how rewarding and fun it is being involved in CCI. While I cannot dispute this, I ask myself, how much fun have we all had in the past few months?

Very challenging times for everyone, families, businesses, individuals, essential service workers and so too for volunteer organizations, condominium corporations, property managers and indeed all those who work in the condominium industry. Hats off to all of you for getting through these past few months and for doing such a great job under circumstances none of us could have ever imagined.

CCI has been challenged not only by the pandemic, but other issues as well. Our fifteen member Board of Directors has significantly reduced in size due to several resignations.

At this time, I do wish to thank Patricia Berry, Petr Kos, Debbie Buckingham, Jane Lecours and Susan Gagne for their commitment to our CCI, Manitoba Chapter. We miss you and wish you all well in your future endeavours.

That being said, we wish to encourage anyone who is interested in participating on our CCI Board of Directors. We encourage those with an interest in learning more about the condominium industry and others that may wish to offer their already knowledgeable expertise and experience from many years of living or working in the condominium community.

I cannot even begin to articulate the vast amount of knowledge I have personally gained by being a director of CCI, Manitoba Chapter and I certainly started out as a novice unit owner knowing next to nothing about condominiums.

It has been and continues to be a very rewarding experience and I wish to thank everyone for allowing me that opportunity, mentors, fellow members and all those who I have come to know in these past few years.

The CCI Manitoba Chapter bylaws allows for fifteen directors of which every year, five terms expire.

The term for a Board Director is three years.

Condominium owners are always welcome and encouraged to run for election, as are those who work as business partners and professionals in the community.

Elections are held yearly at our Annual General Meeting (AGM).

Board orientation takes place following the AGM and before the next scheduled Board meeting.

Team building sessions are usually held throughout the year. This allows newly elected CCI Board members to transition into the role as well as assisting them in getting to know veteran Board members and being welcomed as one of the team.

The Board meets monthly from September to June and all Board members are strongly encouraged to participate on at least one CCI Manitoba Chapter Committee. The President is included in all of the committees as ex officio.

This past year, meetings have continued to be held monthly, however, since April, all of the meetings of the Board and CCI committees have been held on Zoom. When September begins, we will determine what is the best way for us to meet under whatever public health guidelines are in place at that time.

The AGM was scheduled for September 23, 2020 and was looking like it might even rival last year's meeting that was held at the Arctic Exhibit at the Assiniboine Park Zoo. After much deliberation about what restrictions may be in place in the fall related to the pandemic, we have changed the date to Thursday, October 8, 2020 and will hold the meeting virtually. It was a very hard decision to make, but we thought it would be the wisest approach. Please save the date and join us for the AGM. Look for notices in future email blasts and on the website with much more information on how to attend and participate.

I wish to thank all of the CCI Board members who must be commended for their commitment to our organization.

They attend monthly Board meetings, respond to members queries, attend and chair CCI committee meetings, participate in monthly Lunch and Learns and attend CCI National Leaders Forums and other CCI events.

Thanks also to the Executive Committee, Krista Corley, Vice President, and Lori Ricard, Treasurer. The Secretary position is currently vacant. As per the CCI bylaws, the Executive Committee meets regularly to assist the President with the general management and supervision of the affairs and operations of the Chapter. The Executive Committee also acts as the Finance Committee.

Thanks also to Deniz Fraas, our previous Chapter Administrator who resigned effective March 30, 2020. We are extremely grateful to welcome back in our midst, a familiar face, Millanne

Baxter who previously worked as our Chapter Administrator. Millanne took over the position at the height of the pandemic and has helped us immensely. We can't thank Millanne enough for stepping into the role and making the transition so much easier for all of us.

At the outset of this report, I mentioned the challenges for us during these times. Lunch and Learns cancelled, Board and committee meetings held virtually, condominium corporations looking to us for advice on pandemic related issues affecting condominiums, issues around rescheduling and holding the AGM virtually, Presidents Forums not held and the CCI National Spring Leaders Forum cancellation.

As we look ahead, planning is difficult as no one knows at this time what the coming year will bring and indeed if things will ever be done the way they once were.

As all organizations have had to do, we have adapted and are grateful that our challenges are small compared to the many challenges others have faced.

So enough about challenges. I must say that we cannot lose sight of the amazing job we, including all of our members, property managers and others did to fight the budget proposal the City of Winnipeg put forward to stop garbage collection at condominiums.

Property Managers helped us engage our members in lobbying city councillors and speaking out in the media. It was a very successful campaign that we definitely can claim as a victory.

The city in early March withdrew the proposal but we learned, "you can take on city hall" and you can win. Thanks to all of you.



PRESIDENT AND CHAPTER REPORT (CONTINUED)

Another success was our handling of COVID-19 issues. Doug Forbes and Delaney Vun held a well attended webinar answering all questions relating to condominiums having to manage the issues arising out of the pandemic. If you weren't in attendance, you can view this webinar on our website (look under our news feed with a date of April 20).

The COVID-19 newsletter was superb. There were some challenges getting it into the hands of our members, so if you did not receive it, please visit our website.

An excellent publication and many thanks to Alan Forbes and his team of Pamela Pyke, Sue Gagne, Kathleen Vandale and Jane Lecours.

Distribution of most CCI material relies on property managers as we do not have email addresses for individual unit owners of condominium corporations. We cannot thank property managers enough for their assistance.

If you wish to hear directly from us with regard to CCI issues and events or receive a digital copy of the newsletter, please send us your email address or just click on the Stay Informed button on the bottom of each website page.

The Education Program led by co-chairs Krista Corley and Connie Dame did an outstanding job this past year. As mentioned, Lunch and Learns were cancelled for the months of March and April but previous Lunch and Learns were very well attended, received great evaluations and all of them were videoed and made available as podcasts to members. Thanks to the Education committee and their team for beginning this initiative and many thanks to Connie Dame and Karma Property Management Ltd. for sponsoring the podcasts.

For now, the Education Committee are planning Lunch and Learns for:

September 17, 2020 on the topic of Virtual AGM's, a "how to" on accomplishing this as well as bylaw changes that could allow for these meetings to be held this way in the future.

October 22, 2020 on the topic of Condo Insurance, particularly differences between condo corporation insurance and condo unit owner insurance, discussions on deductibles, rising costs and condo security issues.

November 19, 2020 on the topic of Financials, including how to budget, reserve funds, balance sheets, etc:

Stay tuned for information on how to access these Lunch and Learns virtually and where to attend if we are able to hold face to face meetings. We will continue at Canad Inns if possible at the usual 11:30 am time slot on the above dates.

The Newsletter Committee was chaired by Susan Gagne and then taken over by Alan Forbes midyear. They and their team produce an outstanding publication that continues to receive rave reviews from members. We in Manitoba are the only Chapter in Canada sending copies to each and every individual member. Often this is the only contact we have with some unit owners and is a great benefit for those not actively engaged in the organization. If you have ideas for articles, or perhaps you may wish to contribute an article, please let us know. I love my Condo is always looking for submissions.

Delaney Vun and Doug Forbes co-chair our Government Relations Committee and did an excellent job lobbying the government with regard to condominium corporations having the ability to hold their AGM's virtually. The government responded positively. Thanks for a job well done. We hope to hold a Lunch and Learn in early fall to assist condominiums with lessons on how to hold an AGM virtually.

Delaney Vun recently volunteered to chair the Communications and Membership Committee, following the resignation of Debbie Buckingham. This committee is responsible for approving all communications, marketing and promoting CCI to members and non-members. This past year a lot of discussion ensued on the issue of how to become more effective as an organization on social media. These discussions will continue in the coming year.

The AGM & Sponsorship Committee is chaired by Krista Corley and the committee has done an outstanding job. A very new Chapter committee who went over and above in planning another exciting AGM for this year that will now be held virtually on October 8, 2020. A disappointment for sure, but the venue that was previously booked has been rescheduled for the 2021 AGM. The venue would have been another exciting place to hold our AGM with lots of surprises in store, however, for now you will have to wait and see.

In terms of sponsorship, the program has been changed to allow more opportunities. Look for the new sponsorship opportunities coming soon on our website.

The CCI National is busy planning a virtual Fall Leaders Forum scheduled for early November 2020. This session was to have been held in Kingston, Ontario but has been rescheduled as a virtual forum.

Jane Lecours previously served for many years as our Manitoba Chapter National Representative and did a great job. With her recent resignation, Alan Forbes has agreed to take on the position until after our CCI Chapter AGM. Many thanks to Jane and to Alan.

Doug Forbes currently chairs the National Executive and they too have been busy with the challenges facing a national organization in unprecedented times. Thanks to Doug for his skills, talent, experience and expertise at the provincial and the national level.

Thanks to Petr Kos and Pamela Pyke who currently participate as non Board member volunteers on CCI, Manitoba Chapter Committees.

We encourage those who may not be interested in participating on our Board of Directors but may wish to participate on a CCI committee to put your name forward. We welcome your participation.

Thanks to all of our presenters, prize donators, sponsors of events and CCI members who regularly attend many of our sessions and events. You are all so appreciated and our success is because of all of you.

MANY THANKS TO OUR 2019-2020 SPONSORS

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We couldn't do any of this without our sponsors and all of you who are to be commended for another very successful year.

MAUREEN HANCHARYK, President
Manitoba Chapter 🍁

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