

BEING A GOOD CONDO “CITIZEN”

As spring approaches, many condo boards and property managers set their mind to preparing for the AGM Season the time of year when most condo corporations hold their Annual General Meetings.

It might also be a good time for condo owners to set their minds to preparing for their own AGM and to contemplate how they might contribute to the health and well-being of their condo corporation.

Being a good condo “citizen” is as important as being a good citizen of your city or province or country and comes with the same duties and obligations maybe even more because the governance of your condo corporation directly affects the value of one of your most significant and important personal financial investments.

The most obvious contribution would be, of course, to consider becoming a Board member. To many this is an intimidating thought and for many reasons ... time commitment, lack of experience and possibly the fear of reprisal from other condo owners.

- CCI (the “Canadian Condominium Institute”) offers seminars through their CondoSTRENGTH program which helps condominium directors come together and share their condo experiences. (Remember if your condo corporation is a member of the CCI, you as an owner, are also a member of CCI.)
- Speak to an existing Board member for input on their personal experience.

If serving as a Board member remains outside of your comfort zone, there are other equally important and significant ways to be a good condo citizen.

1. ATTEND AGMS.

- Be prepared to have a voice on who is on your Condo Board

- Read the contents of your AGM package and be prepared to vote on issues that are of grave importance to the health of your condo building and corporation
- Sometimes the language of legal documents can be intimidating. If you aren’t “getting it”, ask a Board member or your property manager for a lay version of the documents.

2. READ THE MEMORANDA AND NEWSLETTERS, BUDGETS AND FINANCIAL INFORMATION PROVIDED BY YOUR BOARD AND PROPERTY MANAGER.

- Keep yourself current on what’s happening in your condo community.
- Keep yourself apprised of the financial health of your condo corporation.

3. DON’T RELY ON RUMOURS AND HEARSAY (“FAKE NEWS”) FOR YOUR INFORMATION.

- Reach out to a Board member or your property manager.
- Be proactive - find out how to voice your complaints or suggestions.
- Put your concerns/suggestions in written format so they form part of a record.

4. THE “CONDO RELATIONSHIP” CONSISTS OF BOARD MEMBERS, THE PROPERTY MANAGER AND CONDO OWNERS.

Each has their own vital role in promoting and achieving the common goals of the condo corporation. As a condo owner, it’s important to respect and understand the dynamics of the relationship. 🍵