



Credit: Travel Manitoba

## Condominium News and Views

To the Members and Friends of The Manitoba Chapter • Winter 2023



WILL CCI MANITOBA  
GO ALL DIGITAL FOR THE  
CONDOMINIUM NEWS  
AND VIEWS?

DETAILS ON PAGE 7

**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!

### \$ MEMBERSHIP SALE

If you've been considering joining CCI Manitoba, you can join now and save 50% off of the regular price, but still partake in the upcoming education events and attend our fall AGM with voting privileges. Also, if you are considering joining as a smaller Condominium Corporation (23 or fewer units) or as an Individual member, we've reduced our membership fees to make it more affordable for you. For all of our full and half year membership rates, have a look at our website

<https://cci-manitoba.ca/membership-sponsorship/categories-fees>



FOR COVERAGE SEE PAGE 20

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MANITOBA CHAPTER  
P.O. Box 48067 LAKEWOOD PO  
Winnipeg, MB R2J 4A3  
204-794-1134  
ccimanitoba@cci.ca  
<https://cci-manitoba.ca/>

## 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](mailto: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

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## WELCOME TO OUR NEW MEMBERS

**INDIVIDUALS:** SHERRY BELLAMY, MILDRED DILLER, ELIZABETH MACFARLANE, MABEL MAXIM, JEREMY MORIN, BLAINE SMITH  
**CONDO CORPORATIONS:** BCC 155, WCC 1083

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## PRESIDENT AND CHAPTER REPORT



**W**ell, winter is well upon us and hopefully things are slowly getting back to normal. At CCI-Manitoba, we are back to in person Board meetings and Lunch n Learns. Let's all hope the worst is behind us and we can get our lives back to the way they used to be (although we are now a few years older).

If you've been reading my reports, you know I love trains and this past November I got a chance to ride Via Rail from Montreal to Kingston for the National Leaders' Forum and then returned a few days later. I have taken the train from Ottawa to Montreal a few times and from Winnipeg to Calgary, but this was my first return trip from Montreal to Kingston. Trains are just so much more comfortable than airplanes.

I went business class (which is only a few dollars more) and the experience is well worth the price. Check in at Gare Centrale in Montreal went very smoothly. As I arrived fairly early, I went straight to the business class lounge. Here, after check in, you can relax, have some beverages and snacks, watch television, read a magazine or spend your time on your cell phone. You can even nod off for a while if you like.

There is no need to watch closely for your boarding time, as it is announced and you are led to the escalator to your train. Your assigned seat is waiting for you and there is plenty of room for your luggage and other belongings. Once seated, you realize how comfortable it is, much more comfortable than an airplane. No cramped seating and plenty of room on the table and beside your seat to place whatever you brought with you.

The train moves forward quietly and seemingly without effort. If not for looking out the window, you would hardly know you were moving. For the first few minutes the view is unimpressive as you pass through the station and its yards. Then it opens up to the downtown view of Montreal, quite impressive. Passing the many tall buildings and smaller businesses, you really get a sense of how large and elaborate this city is.

I enjoyed sitting back with a drink watching the passing scenery. It's mostly rural but still something to behold. Stops are made along the way at Dorval, Cornwall and Brockville.

Aside from drinks and snacks, you are given the choice of three meals. I chose the chicken on the way to Kingston and Manicotti on the return trip. Both were quite good albeit on the small side but that was okay with me. I am heading to Ottawa in February and will be taking the train to Montreal. I'm looking forward to that trip as well.

Here at CCI Manitoba, we are back to in person Lunch n Learns. We are using a new venue, "Smitty's on Kenaston" and after our first lunch n learn at Smitty's I believe it is going to be a huge success. The topic on November 17th was Climate Change & Construction with WSP putting on a wildly entertaining presentation. If you couldn't attend, it should be up on our website very soon.

At the time of this writing, the next Lunch n Learn is scheduled for January 19th and the topic is Strategic Planning. It will probably be completed by the time this newsletter is issued, however, Nathalie Kleinschmit will walk us through the way strategic planning can be adopted by a condo board. I'll be hosting the Lunch n Learn this time, so I'm sure it went off without a hitch.

While you are on our website, be sure to check out our News Updates and upcoming events. You'll find the

next few Lunch n Learns noted and can make your plans accordingly. Lunch is at 11:30 with the presentation following at 12:30.

On a final note, our quarterly newsletter "Condominium News and Views" will be available only by PDF this time. With the rising costs of print, the board decided to release this edition in PDF format only. Let us know what you think and we'll take all comments into consideration. We appreciate the feedback from our members and take them all into consideration.

Until next time, stay safe and warm and I look forward to seeing you at the next Lunch n Learn.

JOHN POPOWICH, President  
CCI Manitoba Chapter 🇨🇦

*"While you are on our website, be sure to check out our News Updates and upcoming events. You'll find the next few Lunch n Learns noted and can make your plans accordingly. Lunch is at 11:30 with the presentation following at 12:30."*



St. Adolphe, MB - Ron DeCruyenaere

## 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>. Note that as the effects of the pandemic are fading, we are resuming in-person events and hope to include a live streaming option in the future.

DATE & TIME	TOPIC	FORMAT
JAN 19, 2023	STRATEGIC PLANNING	IN PERSON SMITTY'S ON KENASTON
FEB 16, 2023	INSURANCE - DIRECTOR AND OFFICER LIABILITY	IN PERSON SMITTY'S ON KENASTON
MAR 16, 2023	MENTAL HEALTH - LONELINESS	IN PERSON SMITTY'S ON KENASTON
APR 20, 2023	ELECTRIC VEHICLES AND EV CHARGERS	IN PERSON SMITTY'S ON KENASTON
MAY 18, 2023	CONDO SPEED DATING - DISCUSS PROBLEMS WITH EXPERTS	IN PERSON LOCATION TBD

### PODCASTS OF PRIOR EVENTS

If you missed a Lunch and Learn (LnL) 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

### 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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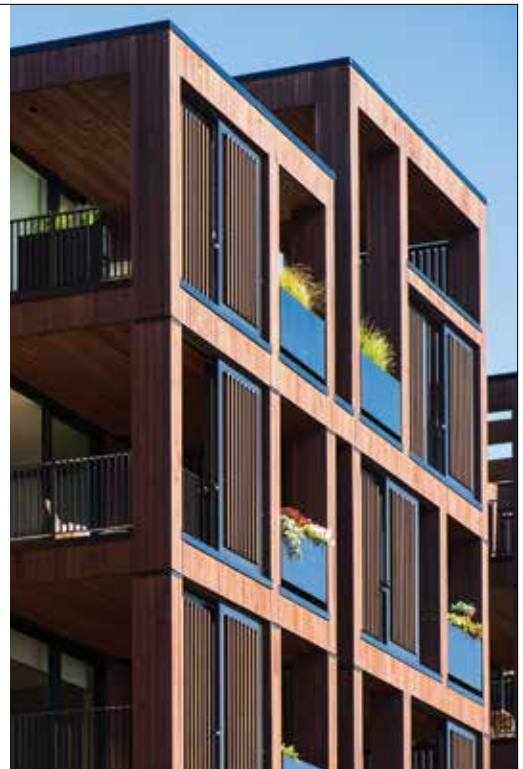
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- Long-time **Canadian Condominium Institute** Member (CCI).
- Appointed as director on the board of CCI's Manitoba chapter in 2020.
- Longstanding owner/investor of multiple condominium units; seasoned and actively serving condo board director.
- 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)**.



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# CCI MEMBERSHIP VALUE PROPOSITION

Membership  
Benefits

Membership Fee

Membership  
Value

While it is easy to quantify the cost of a CCI membership (just go to our website <https://cci-manitoba.ca/membership-sponsorship/categories-fees>), it is more difficult to quantify its value. First of all, not all members take advantage of all of the available benefits, so the value of a specific membership category will vary depending on the member. Secondly, some members are unaware that they are members. This happens most often with the unit owners of our condominium corporation members, with many unit owners receiving our quarterly newsletter but not knowing why - basically all unit owners of a member condo corporation are also members, and as such are entitled to all of the associated membership benefits. This also happens to a much lesser extent with our Business Partner memberships who can have a multitude of staff more or less engaged in condominium specific services.

To help you assess your own value of a CCI membership, here is the list of benefits. The following benefits are available to all members:

- Access to exclusive member only content on website - podcasts, presentations & recordings; newsletter archive; forms and templates <https://cci-manitoba.ca/members-only> (note that login credentials are required; if you don't know yours, just ask us at [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca);
- Reduced rates for CCI MB webinars and lunch-n-learns <https://cci-manitoba.ca/education-events/upcoming-course-events>;
- Reduced rates for CCI MB online courses for condo corporation directors <https://cci-manitoba.ca/education-events/online-courses>;
- CCI member rates for National and other Chapter events <https://cci.ca/events/upcoming-events>;
- Complimentary snacks & beverages along with eligibility to vote at the CCI Manitoba Chapter's AGM;
- Eligibility to participate at the CCI National AGM;
- Member rates for CCI National Leaders Forums and Conferences,

and events put on by other CCI Chapters <https://cci.ca/events/upcoming-events>;

- The Manitoba Chapter Quarterly Newsletter, *Condominium News and Views*, <https://cci-manitoba.ca/cci-manitoba-magazine>;
- Networking opportunities to find new service providers, to ask questions of industry professionals, to find new clients or to make new acquaintances <https://cci-manitoba.ca/education-events/upcoming-course-events>;
- Member Q&A - access the skills and experience of our directors and other members via email or at in-person events.

Business Partner and Professional members also benefit by being

listed in our Business Partner and Professional directory, both on our website and in our newsletter, with visibility to over 150 CCs with more than 10,000 condo unit owners <https://cci-manitoba.ca/resources/mb-professional-business-partner-directory>. As well, they can take advantage of sponsorship opportunities to grow their business <https://cci-manitoba.ca/membership-sponsorship/sponsorship-advertising>. Business Partner and Professional members can take advantage of advertising opportunities in our quarterly newsletter with distribution to over 10,000 members

*"Business Partner and Professional members also benefit by being listed in our Business Partner and Professional directory, both on our website and in our newsletter, with visibility to over 150 CCs with more than 10,000 condo unit owners."*

As well, condo corporation directors can access the *CondoSTRENGTH* program... for Directors by Directors <https://cci-manitoba.ca/education-events/conдостrength> and all condo unit owners benefit from CCI's advocacy efforts on issues such as proposed cuts to garbage & recycling service, introduction of inequitable waste diversion fees, regulating short term rentals, improvements to the Condo Act to allow electronic meetings and AGMs, just to mention the most recent examples.

We'd like to hear from you about your perception of your membership value. Do we have the balance right? Feel free to contact us at [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca).

CCI MANITOBA MEMBERSHIP COMMITTEE 🍁

## SHOULD WE GO ALL DIGITAL?



**F**or years, we've provided the *Condominium News and Views* in both electronic and paper formats. This is the first time CCI Manitoba's *Condominium News and Views* has been published in electronic-only format with no paper copies delivered to our members. If you're wondering why we did this or if future editions will also be electronic-only format, you are not alone, as we are wondering about the future too.

### WHY DID WE DO IT?

Short answer - pandemic economics. The long answer is that the pandemic negatively impacted our membership revenue, and the subsequent supply chain issues and inflation negatively impacted our expenses. During the first year of the pandemic our membership revenue decreased by 20%, and while we have taken steps to recover lapsed memberships, we have only recovered half of what we lost. In addition to the decreased revenue, over the second and third years of the pandemic, the cost of publishing a paper copy of the *Condominium News and Views* has gone up by 40%, even though we are printing 25% fewer copies (not only did membership decrease, more members have decided to only receive the electronic version). The decreased revenue and increased costs have led to successive deficits, reducing our financial reserves and driving us to save money on this winter edition by not publishing a paper version.

### HOW DID WE GET TO THIS POINT?

The pandemic and lockdowns forced us to stop holding in-person events such as our popular Lunch-and-Learns, the Presidents' Forum, and even our AGM. Like most other organizations, we pivoted to electronic delivery and eliminated the registration fee for events. This was done as an attempt

to maintain membership value as best we could, but it also resulted in less revenue.

To offset the membership revenue decrease, we've been growing our advertising and sponsorship revenue, but since our membership revenue represents about two thirds of our total revenue, it is difficult to offset the membership decreases, hence the membership fee increase introduced last spring.

We have attempted to grow our membership through several means. We contacted prior lapsed members and convinced some to rejoin. To attract new members, we've started making better use of our social media channels and our website, to make it easier for prospective members to find us. Also, we introduced a member referral program to help find new members, and introduced an early renewal incentive program to help retain current members. As well, we restructured our membership fees to make it economically easier for individuals and small condo corporations to join. To date though, these efforts have been inadequate to get us back to pre-pandemic membership numbers.

### WHAT IS THE PLAN GOING FORWARD?

We're working on it but we need your help. If you are happy with the value you receive through your CCI membership, tell others about us - friends, family and colleagues that live in condominiums or provide services to condominiums. Growing our membership to pre-pandemic levels and beyond is really the only long-term sustainable option for us.

Aside from attempting to grow our membership revenue, we continue to focus on costs. Now that in-person events have resumed we have started using a less expensive location to host our monthly education lunch-and-learns. CCI National conferences have resumed in person, but we are minimizing our travel cost and sending fewer participants. Most of our other expenses are non-discretionary and have gone up at the current rates of inflation, leaving only the paper copy of the newsletter as an expense we can reduce. At this point we have not decided whether the spring and summer newsletters will be available in paper copies.

What are your thoughts on the matter? Numerous members have suggested eliminating the paper copy of the past few years for a few reasons, such as reducing paper consumption to reduce the environmental impact, also since many members now consume their news through an electronic device, they just don't make use of the paper copy anymore. On the other hand, lots of members want to get away from their electronic devices (or don't have any) and prefer the paper copy.

CCI MANITOBA BOARD OF DIRECTORS 🇨🇦



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## CONSUMER PROTECTION FOR BUYERS OF NEW CONDOMINIUMS

**A** headline in an Ontario publication caught my eye and I wondered if this could happen in Manitoba:

*"I am closing on my new home in December, and my builder has notified me of a significant price increase to complete the project. I must confirm my interest and sign the new agreement in 5 days, or my original agreement is automatically terminated, is this allowed?"*

Manitoba does have a good resource for consumers of all types:

### Consumer Protection Office

302-258 Portage Avenue  
Winnipeg, Manitoba R3C 0B6  
Telephone (Winnipeg and area): 204-945-3800  
Toll-free within Manitoba: 1-800-782-006  
<https://www.gov.mb.ca/cp/cpo/index.html>

The site has nine specific tips for building or buying a new home [https://www.gov.mb.ca/cp/cpo/info/building\\_new\\_home.html](https://www.gov.mb.ca/cp/cpo/info/building_new_home.html). All are excellent but for a condominium buyer, two tips stand out:

*"Tip #9 – Understand the rules when buying a condominium*

- Under Manitoba's Condominium Act there are special rules protecting people who are buying a condominium ("condo") directly from a builder. This includes condos under construction. **The builder must refund any deposit you gave plus any interest earned on your money if you cancel the purchase within seven days during the "cooling-off period".***
- You can also back out of an agreement to purchase as long as it is before you take possession and within seven days of the builder notifying you that a "material change" (e.g.: bankruptcy) has occurred. **If the builder does not notify you about a material change, you can back out of the agreement at any time, as long as you have not yet taken possession.***

*Tip #2 – Review your contract and use a real estate lawyer*

- Have you read, checked and understood all of your contract documents? Even the small print? If there is anything you don't understand, or items that you think are questionable or missing, get advice from an independent builder, consultant or a real estate lawyer. Make sure you clearly understand what your contractual obligations are, as well as those of your builder, before you sign.*
- Check with an independent professional or builder, or get your own legal advice to better understand the type of contract you are signing. A "stipulated price contract" is common, setting a fixed price for the home construction. A "cost-plus" contract, which is more common for high-end custom-built homes, involves paying the builder a percentage of the actual building costs. Be sure to understand these terms.*
- Terms such as "prime cost" or "provisional cost" may also be used, so be sure you understand them.*

*Do you know how the amounts that you pay your builder will be calculated? If you are uncertain, ask your builder, an independent professional, or a real estate lawyer to explain the terms to you.*

- Remember: Once you have signed a building contract you cannot normally back out if you change your mind. If you want anything changed, the time to do it is before you sign. Note, however, for the purchase of new condominium units, there is a "cooling off" period. Learn more about buying and selling a condo on the Province's Condo Act page, <https://www.gov.mb.ca/condo/buyingunit/index.html>*
- Have you checked the dates or time periods that the fixed contract time is scheduled to start and finish? Have you established your rights and those of your builder if your home isn't finished by the date stipulated in your contract? If this occurs, do you know where you will live until your home is finished? Is your financing secure or will you need to plan for changes?*
- Ensure that everything important is confirmed in writing and keep a copy of these documents.*
- Realtors are unable to provide legal advice. Ask your real estate lawyer to review closing documents before you sign the contract, and also to represent you at closing. While lawyers will charge a fee for these services, they will ensure your best interests are protected."*

With the exception of the cooling off period, noted in Tip #9, the purchase contract you sign will be the determinant of any dispute you may have. The contracts on new builds are generally written by the builder. As such they may contain paragraphs and phraseology which are to the benefit of the builder.

Before signing this very important document, have it reviewed by a Real Estate Lawyer to ensure that you know all the details and all the nuances which may be contained therein. If you don't currently have a lawyer, we can refer you to our Business and Professional Directory <https://cci-manitoba.ca/resources/mb-professional-business-partner-directory>

It is worth noting, that while realtors can't provide legal advice, there is some merit in talking to them when purchasing a new condominium, especially if the buyer is new to the condominium market. Realtors can provide perspective on pricing in the local market that could aid the buyer when making an offer. As well, they can provide insight into key issues that may arise with new condominiums. If you are looking for a realtor to assist you in the purchase of a condo, consider those that are in our Business and Professional directory, available on our website <https://cci-manitoba.ca/resources/mb-professional-business-partner-directory> and on page nn of this newsletter.

If in doubt please remember the purchaser's credo – BUYER BEWARE.

ERIC HRYCYK  
Director, CCI Manitoba 🍁



## THE GREEN CONDO PAGE

**W**hether 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 [cci.mb.news@gmail.com](mailto:cci.mb.news@gmail.com).

### UNDERSTANDING ROOM COMFORT LEVELS

While I live in an R2000 rated townhouse condo, the winter months often have me wanting a more energy efficient home. However, after reading the article in the following link, I realized that energy efficiency isn't the issue - the issue is comfort level. The article introduces a concept called 'mean radiant temperature' (MRT), which may sound like the article is too dry and technical, but with a reference to another article titled "Naked People Need Building Science", the article is well worth the read.

<https://www.treehugger.com/mean-radiant-temperature-key-to-understanding-comfort-5213152>

### TRAGEDY OF THE COMMONS - COMMON ELEMENT UTILITY BILLS

Unit owner behaviour can result in increased operating costs for

condo corporations (CCs), by wasting water and/or energy. If a unit has a leaky faucet or toilet, unless the unit owner is paying the bill directly, some see no incentive for getting the problem fixed. This is defective reasoning - although the CC may be paying the water bill for the property, the CC's money only comes from the unit owners. Similarly, some unit owners may take excessively long hot showers, again with the false assumption that since the CC pays the energy and water bills, there is no cost to the unit owner. The end result is wasted water and energy, with higher cost for the CC

EfficiencyManitoba has numerous ideas and programs for a CC to use to reduce their energy and water consumption (and help save the planet) <https://efficiencymb.ca>. Related to water saving ideas, here is an article with 10 water saving ideas from Green Building Canada <https://greenbuildingcanada.ca/2022/water-efficient-plumbing/>. However, these and other sources of good ideas do not address the behaviour influence on cost and waste. If you

have encountered this type of situation in your condo and have a solution to offer, let us know.

ALAN FORBES  
Chair, CCI Communications Committee  
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## SAVE MONEY AND ENERGY WITH LIGHTING UPGRADES



**L**ooking to cut down energy waste in your condominium building? Outdated lighting can lead to unnecessary energy use. By upgrading the lighting, you can save both energy and money.

Efficiency Manitoba is a Crown corporation dedicated to energy efficiency. They offer programs and incentives to help Manitobans save energy, money, and the environment. One of these programs is the Business Lighting Program, which offers incentives to condo building owners that make energy-efficient lighting upgrades to their buildings.

Through the Business Lighting Program, incentives are provided for lighting controls, LED lamps, fixtures, and backlit signs in the common areas of a condo building. Eligible spaces include the exterior, hallways, storage rooms, laundry rooms, and other shared spaces. The incentive amount varies based on the product installed.

Lisa Pearson of Karma Property Management manages the condo buildings at 40 and 60 Shore Street near Bison Drive and Pembina Highway in Winnipeg.

The buildings, built in 2009, received new exterior lights in 2022. The total project cost was close to \$11,000, and they qualified for an incentive of \$3,100 through the Business Lighting Program!

Lisa said the process was straightforward, adding that the residents love the new lights.



"The process was easy to maneuver once I reviewed everything, as it is step-by-step," Lisa said. "Any questions I had were answered quickly by the staff at Efficiency Manitoba."

### HOW MUCH CAN YOU SAVE?

For new exterior fixtures, like those on Shore Street, you can receive an incentive of up to \$700 per kilowatt (kW) based on the Manitoba Energy Code for Buildings. If you're replacing existing exterior fixtures, the program offers incentives up to \$475 per fixture. Other program incentive amounts include up to \$150 per for existing lamps, up to \$375 for existing interior fixtures, and up to \$100 for occupancy sensors, to name a few. You can see the full list of incentives by downloading the incentive guide on Efficiency Manitoba's website ([efficiencyMB.ca/lighting](https://efficiencyMB.ca/lighting)).

Efficiency Manitoba is currently offering incentive bonuses through the Business Lighting Program. They recognize that the pandemic has made it difficult for businesses to complete energy-efficient lighting upgrades, so they're helping to stimulate the economic recovery of businesses in the province by offering bonuses for customers and suppliers.

For Business Lighting Program applications completed before March 31, 2023, Efficiency Manitoba will add 25% to the total project incentive as a bonus once the project is complete. They'll also give a \$100 bonus to registered suppliers for every Business Lighting Program application they complete on behalf of a customer before March 31, 2023.

### BENEFITS OF LIGHTING UPGRADES

Besides the immediate savings you'll receive through the Business Lighting Program incentives, lighting upgrades save you in the long run, too.

LED lights use up to 80% less energy than traditional technologies. LEDs have a longer life, requiring less maintenance time and cost. And since you don't need to replace LEDs as often, fewer lights end up in landfills.

Lighting controls are also eligible for incentives through Efficiency Manitoba's Business Lighting Program. Controls include on/off switching, occupancy/vacancy sensors, daylight sensors, and scheduling and time-tracking devices.

Having lights on all the time contributes to energy waste; using a lighting control allows you to light up a room only when required. You can program lights to turn on only at certain



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Reserve Fund Studies  
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**Timothy Reeve** B.Sc., M.Sc., P.Eng.  
tim.reeve@wsp.com

**Samantha Draward** C.Tech, CRP.  
samantha.draward@wsp.com

[www.wsp.com](http://www.wsp.com)

## SAVE MONEY AND ENERGY WITH LIGHTING UPGRADES



times, use sensors so that the lights turn off when a room is empty, and add dimmers to control lighting levels.

In addition to saving money and energy, using lighting controls can improve safety at buildings. For example, installing a light with a sensor that turns on when someone enters the condo at night can reduce the chance of people tripping in the dark and deter vandalism and theft.

Before you install lighting controls, double check that they're compatible with the systems you use.

### DOES YOUR BUILDING QUALIFY?

To be eligible for the Business Lighting Program, the building owner must be a Manitoba Hydro commercial customer billed at the electrical general service rate, and the building must have been occupied for at least two consecutive years. This requirement doesn't apply to new exterior outdoor lighting.

The new lighting must be permanent and used for at least three years after the Business Lighting Program incentive is received. The lighting materials must be ENERGY STAR® certified, DLC listed, or approved by Efficiency Manitoba. The installation of all products must meet the Manitoba Electrical Code requirements.

When choosing a supplier to work with on your project, make sure they're registered with Efficiency Manitoba, which is a requirement to participate in the Business Lighting Program. It's recommended to get at least three estimates before making your final selection. You can find the full list of registered suppliers on Efficiency Manitoba's website ([efficiencyMB.ca/find-a-supplier](https://efficiencyMB.ca/find-a-supplier)). If the supplier you'd like to use isn't registered with Efficiency Manitoba, they can register online.

### START THE PROCESS TODAY

After determining your lighting requirements, create an account or log in to your existing account on [myEM](https://myEM.efficiencyMB.ca), Efficiency Manitoba's online application system. Either the building owner or the supplier can submit the application.

Efficiency Manitoba will review the application and send your approval by email. You'll have one year to purchase and install your new lighting. After you finish your project, you can submit the completion documents through myEM, and the incentive will be on its way shortly.

Mara Doctoroff, a property manager with CW Stevenson, was impressed with how fast the process was. Mara worked with an electrician to upgrade lighting options at three of the condominium



properties they manage. All three buildings qualified for incentives through Efficiency Manitoba.

The 15-storey condo building at 200 Tuxedo Avenue, which was built in 1974, upgraded its interior lights in 2022 and received an incentive of \$5,600 through the Business Lighting Program.

"The whole process was extremely easy and did not require a lot of time and effort," Mara said.

The contractor and Mara filled out the required information through the online application system. After Efficiency Manitoba approved the application, the contractor started on the lighting upgrades. Efficiency Manitoba sent out the incentive when the work was complete.

Lighting upgrades help save energy and money for condo building owners and suite owners. These savings, and the commitment to environmentally friendly practices, can be attractive to current and future suite owners.

Efficiency Manitoba is ready to help you participate in the Business Lighting Program from start to finish. To learn more and to take the first step toward big savings, visit [efficiencyMB.ca/lighting](https://efficiencyMB.ca/lighting).

DENISE TURANLI

[Denise.Turanli@efficiencyMB.ca](mailto:Denise.Turanli@efficiencyMB.ca)





# LIST OF INDIVIDUAL MEMBERS

**W**hile we have been publishing the directory of Professional and Business Partner members your years, we felt it was time to acknowledge our Individual and Condo Corporation members, many of whom have been with us for years.

## INDIVIDUAL MEMBERS

We find that our Individual members are some of the most engaged and active members of any membership category, and some of our most staunch supporters.

Lorrie Armstrong  
Kelly Greenaway  
Jeremy Morin  
Sherry Bauldic  
Maureen Hancharyk  
Linda Nemeth  
Sherry Bellamy  
Darryl Harder  
Tanis Olson  
Judith Cancade  
Denise Hildebrand

Blaine Smith  
Douglas Cooper  
Ann Krawchuk  
Linda Wiwcharyk  
Valerie Cortvriendt  
Elizabeth Macfarlane  
Zuzana Zhanel  
Millie Diller  
Andrew Mathewson  
Heather Graham  
Mabel Maxim



six LTOs in Manitoba, located in Brandon, Dauphin, Morden, Neepawa, Portage la Prairie and Winnipeg.

As you can see from the list, most of the member condo corporations are registered in Winnipeg. We are trying to be more responsive to members outside of Winnipeg by providing more services online, so as to avoid the need to travel. Also, recognizing that most condo corporations outside of Winnipeg tend to be smaller, we restructured our membership fees to improve the affordability. As well, for the past year or so we have been sending copies of our newsletter, the *Condominium News and Views*, to all Provincial MLAs and over 120 municipal councilors and mayors outside of Winnipeg. Hopefully this will get our name out there so that condo corporations looking for education or support will hear of us and consider joining.

## CONDO CORPORATION MEMBERS

Our Condo Corporation members and their unit owners, are by far the most numerous of any membership category and the reason CCI exists. Without condo corporations, there would be no need for CCI to put on education events or for our Professional and Business Partners to join.

Condo Corporations are assigned an ID based on which Land Titles Office (LTO) their corporation is registered. There are

CCI MB MEMBERSHIP COMMITTEE  
CCI MB COMMUNICATIONS COMMITTEE 🍁

# 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, just go to <https://cci-manitoba.ca>, click on the Members Only menu item and login (If you don't know your username and password, contact our administrator via email [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca)). In this members-only area you can find resources such as our newsletter archive and recordings of past education sessions. Note that the login credentials change annually and are sent to the primary contact for the membership each summer.

# LIST OF CONDO CORPORATION MEMBERS

BCC 155	WCC 73	WCC 237	WCC 352	WCC 511	WCC 814
BCC 22196	WCC 75	WCC 238	WCC 353	WCC 513	WCC 849
BCC 29017	WCC 76	WCC 245	WCC 354	WCC 517	WCC 850
MCC 12	WCC 78	WCC 255	WCC 363	WCC 526	WCC 861
MCC 28	WCC 85	WCC 271	WCC 366	WCC 527	WCC 878
WCC 2	WCC 87	WCC 274	WCC 371	WCC 534	WCC 880
WCC 4	WCC 88	WCC 275	WCC 380	WCC 540	WCC 913
WCC 6	WCC 90	WCC 282	WCC 392	WCC 547	WCC 935
WCC 8	WCC 94	WCC 285	WCC 394	WCC 563	WCC 943
WCC 11	WCC 99	WCC 290	WCC 397	WCC 564	WCC 957
WCC 13	WCC 105	WCC 294	WCC 403	WCC 572	WCC 958
WCC 14	WCC 118	WCC 301	WCC 406	WCC 581	WCC 969
WCC 18	WCC 119	WCC 307	WCC 418	WCC 586	WCC 978
WCC 20	WCC 120	WCC 308	WCC 443	WCC 589	WCC 995
WCC 21	WCC 125	WCC 309	WCC 447	WCC 597	WCC 999
WCC 27	WCC 131	WCC 310	WCC 464	WCC 601	WCC 1007
WCC 31	WCC 134	WCC 312	WCC 465	WCC 619	WCC 1017
WCC 33	WCC 147	WCC 315	WCC 466	WCC 632	WCC 1042
WCC 34	WCC 149	WCC 324	WCC 471	WCC 636	WCC 1043
WCC 36	WCC 150	WCC 325	WCC 474	WCC 640	WCC 1068
WCC 37	WCC 152	WCC 327	WCC 477	WCC 647	WCC 1079
WCC 41	WCC 158	WCC 329	WCC 478	WCC 662	WCC 1083
WCC 49	WCC 163	WCC 330	WCC 481	WCC 711	
WCC 50	WCC 169	WCC 332	WCC 484	WCC 719	
WCC 54	WCC 195	WCC 333	WCC 495	WCC 738	
WCC 56	WCC 203	WCC 334	WCC 497	WCC 741	
WCC 61	WCC 205	WCC 338	WCC 501	WCC 748	
WCC 63	WCC 208	WCC 345	WCC 502	WCC 787	
WCC 65	WCC 209	WCC 347	WCC 504	WCC 805	
WCC 69	WCC 234	WCC 350	WCC 510	WCC 812	



Friendship Trail, St. Adolphe, MB - Bill Gibson

# CCI MANITOBA PROFESSIONAL & BUSINESS PARTNER DIRECTORY



## PROFESSIONAL MEMBERS

### ACCOUNTANTS

Joelle Regnier .....	Talbot & Associates (Chartered Professional Accountants)...	<a href="mailto:joelle.regnier@talbotcpa.ca">joelle.regnier@talbotcpa.ca</a> .....	204-269-7460
Lori Ricard .....	BDO Canada LLP .....	<a href="mailto:lriscard@bdo.ca">lriscard@bdo.ca</a> .....	204-928-7194

### BUILDING SCIENCES

Debbie Pieterse .....	Prairie Sky Appraisal .....	<a href="mailto:debbie@prairieskyappraisal.ca">debbie@prairieskyappraisal.ca</a> .....	204-391-5090
Tom van Leeuwen .....	TVL Consulting Ltd. ....	<a href="mailto:winnipeg@tviconsulting.ca">winnipeg@tviconsulting.ca</a> .....	204-691-7902

### CONSTRUCTION & LANDSCAPING

James Ross .....	JRoss Construction & Landscaping Ltd. ....	<a href="mailto:info@jrpm.ca">info@jrpm.ca</a> .....	204-831-6445
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### INSURANCE

Rod Fox .....	Lakeview Insurance Brokers Ltd. ....	<a href="mailto:rfox@lakeviewinsurance.com">rfox@lakeviewinsurance.com</a> .....	204-453-0106
Kathleen Vandale .....	HUB International .....	<a href="mailto:kathleen.vandale@hubinternational.com">kathleen.vandale@hubinternational.com</a> .....	204-988-4884

### LAWYERS

Jason Bryk .....	Pitblado LLP .....	<a href="mailto:bryk@pitblado.com">bryk@pitblado.com</a> .....	204-956-3510
Frank Bueti .....	Tapper Cuddy LLP .....	<a href="mailto:fbueti@tappercuddy.com">fbueti@tappercuddy.com</a> .....	204-944-3272
Carl Dalton .....	Tapper Cuddy LLP .....	<a href="mailto:cdalton@tappercuddy.com">cdalton@tappercuddy.com</a> .....	204-944-3281
Doug Forbes .....	Thompson Dorfman Sweatman LLP Administrative Facilities Limited Partnership .....	<a href="mailto:djf@tdslaw.com">djf@tdslaw.com</a> .....	204-934-2426
Rob Giesbrecht .....	Pitblado LLP .....	<a href="mailto:giesbrecht@pitblado.com">giesbrecht@pitblado.com</a> .....	204-956-3515
Kevin Nenka .....	Taylor McCaffrey LLP .....	<a href="mailto:knenka@tmlawyers.com">knenka@tmlawyers.com</a> .....	204-949-1312
Mickey Rosenberg .....	Fillmore Riley LLP .....	<a href="mailto:mrosenberg@fillmoreriley.com">mrosenberg@fillmoreriley.com</a> .....	204-957-8349
Paul Roy .....	Roy Johnston TDS .....	<a href="mailto:per@tdslaw.com">per@tdslaw.com</a> .....	204-727-0761
Brynne Thordarson .....	Fillmore Riley LLP .....	<a href="mailto:bthordarson@fillmoreriley.com">bthordarson@fillmoreriley.com</a> .....	204-957-8306
Delaney Yun .....	Fillmore Riley LLP .....	<a href="mailto:dvun@fillmoreriley.com">dvun@fillmoreriley.com</a> .....	204-957-8379
Brett Williams .....	Tapper Cuddy LLP .....	<a href="mailto:bwilliams@tappercuddy.com">bwilliams@tappercuddy.com</a> .....	204-944-3277

### PROPERTY MANAGERS

Kirsten Bishop .....	Monopoly Realty .....	<a href="mailto:kirsten@monopolyrealty.ca">kirsten@monopolyrealty.ca</a> .....	204-415-6055 Ext 1
Petr Kos .....	Orbit Property Management .....	<a href="mailto:orbitpm@mtsmail.ca">orbitpm@mtsmail.ca</a> .....	431-277-6407
Kerri Melnyk .....	CW Stevenson Inc. ....	<a href="mailto:Kerri.Melnyk@cwstevenson.ca">Kerri.Melnyk@cwstevenson.ca</a> .....	204-934-6236

### REAL ESTATE

Chris Dudeck .....	Coldwell Banker Preferred Real Estate .....	<a href="mailto:chris@chrisdudeck.com">chris@chrisdudeck.com</a> .....	204-985-4300
Alan Reiss .....	RE/MAX professionals .....	<a href="mailto:greiss@remax.net">greiss@remax.net</a> .....	204-477-0500

## BUSINESS PARTNERS

### APPRAISAL SERVICES

Appraisal Institute of Canada - Manitoba Association .....	<a href="http://aicanada.ca">http://aicanada.ca</a> .....	204-771-2982
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### AUDIT,TAX,BUSINESS ADVISORY SERVICES

Fort Group Chartered Professional Accountants Inc .....	<a href="http://www.fortgroupcpa.ca">http://www.fortgroupcpa.ca</a> .....	204-942-0861
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### BUILDERS/DEVELOPERS

A & S Homes .....	<a href="http://ashomes.ca">http://ashomes.ca</a> .....	204-256-0863
Streetside Developments .....	<a href="http://streetsidewinnipeg.com">http://streetsidewinnipeg.com</a> .....	204-233-2451

### COMMUNICATIONS SOFTWARE/ENABLEMENT

CondoVoter .....	<a href="http://www.condovoter.com">http://www.condovoter.com</a> .....	1-647-689-7507
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### ELECTRICAL CONTRACTOR

Powertec Electric Inc. ....	<a href="http://www.powertec.ca">http://www.powertec.ca</a> .....	204-896-3446
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### ELEVATOR MAINTENANCE

Kone Inc. ....	<a href="http://www.kone.ca">http://www.kone.ca</a> .....	204-880-9527
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### ENERGY EFFICIENCY INCENTIVE PROGRAMS FOR MANITOBBANS

Efficiency Manitoba .....	<a href="https://efficiencymb.ca/">https://efficiencymb.ca/</a> .....	1-431-335-2039
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### FINANCIAL LENDING INSTITUTION

Canadian Western Bank .....	<a href="http://cwbank.com">http://cwbank.com</a> .....	204-928-8500
Condominium Financial .....	<a href="http://condominiumfinancial.com">http://condominiumfinancial.com</a> .....	780-952-7763

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# CCI MANITOBA PROFESSIONAL & BUSINESS PARTNER DIRECTORY



## GENERAL CONTRACTING

Winnipeg Building & Decorating Ltd. .... <https://wbdbmb.ca/> ..... 204-942-6121

## INSURANCE

Red River Mutual ..... <http://www.redrivermutual.com> ..... 204-324-6434

Wawanesa Mutual Insurance Company ..... <http://www.wawanesa.com> ..... 204-985-3845

## INSURANCE APPRAISALS

Normac ..... <http://www.normac.ca> ..... 431-777-8258

Suncorp Valuations ..... <https://suncorpvaluations.com/> ..... 1-306-652-0311

## INSURANCE BROKERS

BFL CANADA Insurance Services Inc. .... <http://bflcanada.ca> ..... 204-396-7384

HUB International Insurance ..... <http://hubinternational.com> ..... 204-988-4884

Marsh Canada Limited ..... <https://www.marsh.com/ca/en/home.html> ..... 204-982-6515

The Standard Insurance Brokers ..... <https://www.standardinsurance.ca/> ..... 204-594-3529

## LAW FIRMS

MLT Aikins ..... <http://www.mltaikins.com> ..... 204-957-0050

## MECHANICAL CONTRACTORS

Mikkelsen - Coward ..... <https://mikkelsen-coward.com> ..... 204-694-8900

## PROPERTY MANAGEMENT FIRMS

A.S.H. Management Group Inc. .... <http://ashmanagementgroup.com> ..... 204-982-7973

Akman Management Ltd. .... <http://akmanmanagement.ca> ..... 204-924-4525

Astroid Management Ltd. .... <http://astroidrentals.com> ..... 204-338-4671

Brydges Property Management ..... <http://brydgespm.com> ..... 204-489-9510

CW Stevenson Inc. .... <https://cwstevenson.ca> ..... 204-956-1901

Economy Consolidated Enterprises ..... 1-204-325-4753 Ext 228

Genesis Property Management Group Inc. .... <http://www.genesismanagement.ca> ..... 204-619-2295

Imperial Properties ..... <http://imperialproperties.ca> ..... 204-272-8799

Karma Property Management ..... <http://karmaproperties.ca> ..... 204-415-5712

Linden Real Estate Services Inc. .... <http://lindenrealestate.ca> ..... 204-697-0857

Marwest Management Canada Ltd. .... <http://marwest.ca> ..... 204-947-1200

Onpoint Property Management Ltd. .... <http://onpointproperties.ca> ..... 204-325-5248

Pillar Property Management ..... <https://pillarmanagement.ca/> ..... 204-667-6777

Rancho Realty Services (Manitoba) Ltd. .... <http://ranchowinnipeg.com> ..... 204-255-9788

Red Door Property Management Services ..... 204-505-1334

Schinkel Properties Inc. .... <http://schinkelproperties.com> ..... 204-257-2640

Sussex Realty Ltd. .... <http://sussexrealty.ca> ..... 204-928-7054

The Smith Agency Ltd. .... <http://rentcanada.com/smith> ..... 204-475-5658

Towers Realty Group ..... <http://towersrealty.ca> ..... 204-956-2739

Vionell Holdings Limited Partnership ..... <http://www.vhproperties.ca> ..... 204-726-1681

## PROPERTY MANAGEMENT, RESERVE FUND STUDIES, APPRAISAL SERVICES

Red River Group Real Property Solutions ..... <http://www.redrivergroup.ca> ..... 1-855-371-5833

## REAL ESTATE

Winnipeg Realtors Association ..... <https://www.winnipegregionalrealestateboard.ca/> ..... 204-786-8854

## RENOVATIONS/ROOFING/BUILDING MAINTENANCE SERVICES

Winnipeg Sewer and Drain ..... 204-786-4060

## RESERVE FUND STUDIES/ENGINEERING FIRMS

Carlson Reserve Planning & Consulting Inc. .... <http://www.condoreserveplanners.ca> ..... 1-306-292-8455

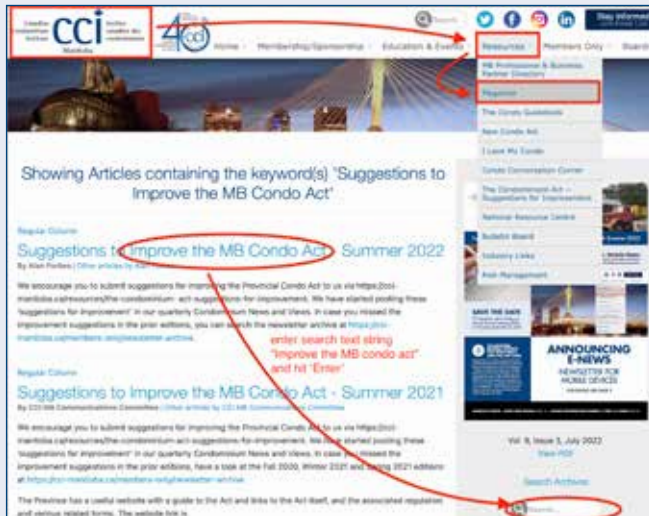
Kach Jablonski Engineering Inc. .... <http://kachjablonski.com> ..... 204-471-3299

NLD Consulting - Reserve Fund Advisors ..... <http://manitoba.reserveadvisors.ca> ..... 204-815-5280

WSP Canada Inc. .... <http://wsp.com> ..... 204-477-6650

*The above list of Professional and Business Partner Members is provided for informational purposes only and does not imply an endorsement by CCI-Manitoba.*

## THE CONDOMINIUM ACT – SUGGESTIONS FOR IMPROVEMENT



**W**e are continuing to receive suggestions to improve the Provincial condo Act (The Act) and we thank you wholeheartedly for your efforts. We are compiling the suggestions and plan to be ready when the Provincial Government considers updating The Act and consulting with stakeholders.

Now that we have our E-newsletter article library, you can easily find prior submissions to improve the MB Condo Act, by going to our website <https://cci-manitoba.ca>, and doing a search as shown in the graphic.

We encourage you to submit suggestions for improving the Provincial Condo Act to us via <https://cci-manitoba.ca/resources/the-condominium-act-suggestions-for-improvement>. For reference, the Province has a useful website with a guide to the Act and links to the Act itself, and the associated regulation and various related forms. The website link is <https://www.gov.mb.ca/condo/>.

We received a suggestion to improve the clarity of Reserve Fund Studies (RFS) for the average condo unit owner that may not be as familiar with financial documents in general and RFS documents in particular.

*"Why do the reserve fund studies show numerous ideal balances on their worksheet submission to the unit owners ? There should be only one ideal balance shown - the other comparisons should indicate a balance only column. When I asked the Engineering company they indicated that this was a Condo Act requirement. This is very misleading to the owners & corporations are not focused on the exact requirement but on the lowest common denominator. Please have this changed."*

When I contacted the person that made the above submission, they indicated that the RFS had four separate funding options, which caused much confusion in the minds of numerous unit owners. I can relate to this suggestion because when I received my CC's first RFS, I read it but couldn't determine which funding option was being used. I provided feedback to our Board but didn't get any response until the following AGM during which the Board indicated which funding option they were following. That prompted me to run for our Board and become the Treasurer, and now I provide a summary document to our owners indicating which funding plan we will be following, along with other pertinent information, such as a five year forecast of reserve fund contribution and an assessment of the risk of needing a special assessment in the future.

We received a submission suggesting there is a power imbalance between the property manager and the CC Board, and to rectify that imbalance, additional regulations are required. The context was a dispute between a condo owner and the CC in conjunction with the communication or lack thereof between the Board, the PM and the unit owner. In the course of the events that unfolded, the unit owner was told to contact their MP to have the Act and Regulations improved.

While CCI can't get involved with disputes such as the one this unit owner mentioned in their submission, we did offer the following response.

- First off, since condominium acts are a provincial responsibility, you would need to contact your MLA rather than your MP. Contact details for MLAs can be found at [https://www.gov.mb.ca/legislature/members/mla\\_list\\_constituency.html](https://www.gov.mb.ca/legislature/members/mla_list_constituency.html). Some provinces have mandatory education requirements for both Directors and Property Managers. Currently, Manitoba has no such requirements. Perhaps a nudge from you to your MLA is in order. Note that mandatory education is on our list of suggestions to improve the Manitoba Condo Act.
- Secondly, in cases in which it appears that the property manager has too much power, this is more often than not an indication of a weak or ineffective Board than an indication of a too-powerful PM. Regardless, the PM works for the Board and the Board is ultimately responsible and accountable for the business of the condo corporation. Quite often Boards appear weak and ineffective because they lack sufficient knowledge or the willingness to be effective. CCI MB tries to help with the former by providing educational events, courses and articles but can't help with the latter. Other provinces, such as Ontario have a regulatory authority for both the condominium managers and the condominium corporations. However, just having the regulatory authority in place is insufficient to resolve all problems, as was discussed in a prior CCI MB newsletter article <https://cci-manitoba.ca/cci-manitoba-magazine/article/19>
- Ultimately, having Boards properly educated and motivated to do the job is the answer. Education alone is not the answer to CC governance issues. Boards must not only have the education and knowledge to direct the business of the CC but they must also have the motivation and willingness to be effective and diligent in their duties.

CCI MB COMMUNICATIONS COMMITTEE 🌟

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Insurance

[wawanesa.com/condo](https://wawanesa.com/condo)

# ARE YOU A CCI MEMBER?

## INDIVIDUAL EVENT SPONSORSHIPS

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

## INDIVIDUAL EVENT SPONSORSHIPS

2022 AGM EXHIBITOR	2022 AGM ENTERTAINMENT/ REFRESHMENTS & APPETIZERS	WEBINAR/LUNCH & LEARN OR EVENING SESSION	WEBINAR/PODCAST
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## ADVOCACY UPDATE - REGULATING SHORT TERM RENTALS (STRS) IN WINNIPEG

**R**egulations for short term rentals (STRs) were on the agenda for Winnipeg's Executive Policy Committee (EPC) during their December 7th meeting. The minutes, recording and written submissions are available on the City Clerk's Office Decision Making Information System (DMIS) <https://clkapps.winnipeg.ca/DMIS/ViewDoc.asp?DocId=22794&SectionId=&InitUrl=>

EPC's recommendation (excerpt below) includes an extension of 60 days for the Public Service to complete their work. Also worth noting is the creation of the Manitoba Association of Short-Term Rental Owners Inc., which is highlighted in one of the written submissions along with their own "Five (and only 5) Simple Recommendations for Regulation" (excerpt below).

### EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee granted an extension of time of up to 60 days for the Winnipeg Public Service to report back on the following:

1. Solicit feedback from the general public, stakeholders, and elected officials on their experiences with short-term rentals, and on potential regulatory solutions, and that the public engagement be funded from existing resources within Planning, Property, and Development.
2. Propose amendments to the Accommodation Tax By-Law No. 70/2008 to include short-term rental accommodations in the collection and remittance of the Accommodation Tax.
3. Review the Toronto licensing and registration model for short-term rentals for application in Winnipeg and implement the requirement for a primary residence as a requirement for the operation of a short-term rental.
4. Provide recommendations for a licensing framework that considers fire, safety, land-use, and other requirements.
5. Develop, in coordination with the Winnipeg Police Service and the UN Women Safe Cities Global Initiative Steering Committee, information on Sex Trafficking and Human Trafficking for owners of short-term rentals, similar to what is available from the City of Toronto.
6. Identify any associated staffing, resource, and cost implications; and provide a schedule for implementation, including a timeline for the drafting of any required by-laws or amendments.
7. Review Business taxes as an additional taxation model for application to short-term rentals.

### MANITOBA ASSOCIATION OF SHORT-TERM RENTAL OWNERS - FIVE (AND ONLY 5) SIMPLE RECOMMENDATIONS FOR REGULATION:

<https://manitobastr.com/aboutus>

**1-Tax:** Bring in the accommodation taxes! (That kinda sounds like a teenager telling their parents to ground them for their own good, doesn't it?) Taxes bring a higher awareness to what we offer in tourism for our area. This is badly needed money funneling into our city! We are happy to help fix the road we all drove in here on today.

**2-Licensing:** A license should be required to operate a short-term rental in Winnipeg and this license number be visible on all advertisements and inside the residence to anyone entering the building. License should not be transferrable from person to person or property to property. One license per house. License be \$100 per year for a primary residence listing and \$200 per property for a secondary residence listing. \$1000 fine for operating a short term rental without a valid or current license. No cap on the number of listings to be held as secondary residences, nor cap on number of nights rented either for primary residence listings or secondary residence listings.

**3-Fire:** Prevention Inspection: Hard-wired inter-connected smoke alarms and a carbon monoxide detectors. This should be to the same standard that is expected in a long-term rental.

**4-Neighborhood Harmony:** Provision of (1) off-street parking space for each 4 guests the listing accommodates will be required. Establish clear "house rules" for guests such as quiet hours to avoid noise and disruptions, especially at night. Many and many other properties use a noise decibel monitoring system. All short-term rentals should be equipped with video surveillance systems at all entrances.

**5-Criminal Background Check (including Child Abuse Registry)** – should be standard for all hosts.

Note that we have also been covering the STR issue on our social media channels. In case you are not currently a follower, here are some recent posts

### DEC 20TH, 2022:

As the City of Winnipeg continues in the pursuit of regulating short term rentals (STRs), AirBnB recognizes there are problems with STR hosts and guests, and are taking their own steps to better regulate activity. That said, both articles below highlight how difficult it can be to get the regulations right.

One recent news story about banning parties attempts to block the parties but makes it more difficult for those that are respectful of the rules and of the neighbors. <https://www.usatoday.com/story/travel/2022/12/13/airbnb-new-year-eve-rules/10889630002/?fbclid=IwAR3sE96TI-URgMohlMnvfvgtgCb0dY2emoLc-DzB6GQZ4rIRGnlKeR5C0n1s>

Another article about criminal background checks attempts to block people with criminal backgrounds, but might not take into account if the individual is now reformed or the severity of their prior infractions. [https://www.usatoday.com/story/travel/2022/12/11/airbnb-bans-criminal-background-checks/10751848002/?fbclid=IwAR0nTGgM-ODvid7OIRpIEk\\_3cP15UQwpey-hP\\_mDrqDPvZ88x5ABHGWW4u8](https://www.usatoday.com/story/travel/2022/12/11/airbnb-bans-criminal-background-checks/10751848002/?fbclid=IwAR0nTGgM-ODvid7OIRpIEk_3cP15UQwpey-hP_mDrqDPvZ88x5ABHGWW4u8)

### DEC 2ND, 2022:

This CBC news article highlights the nuances of Short Term Rental (STR) regulations in Quebec and the cost to STR hosts if they don't read the fine print. Lesson learned for those awaiting the Winnipeg regulations. [https://www.cbc.ca/news/canada/montreal/revenu-quebec-airbnb-fines-1.6669356?fbclid=IwAR1wfrdkEPvQzCVVtd7I3Kxwh8X5Onj\\_LYgWBilrixnTrK1xwWOkAYcya5g](https://www.cbc.ca/news/canada/montreal/revenu-quebec-airbnb-fines-1.6669356?fbclid=IwAR1wfrdkEPvQzCVVtd7I3Kxwh8X5Onj_LYgWBilrixnTrK1xwWOkAYcya5g)

ALAN FORBES

Chair, CCI MB Communication Committee 🍁



### CCI-MANITOBA REFERRAL CONTEST! YOU COULD WIN A \$500 VISA GIFT CARD.

We love when our members recognize the benefits of CCI-Membership and recommend us to others. For every new member that you refer to CCI-Manitoba – whether a Condominium Corporation, Individual, Professional or Business Partner Member, you will be entered into a draw to WIN A \$500 VISA GIFT CARD. The more new members you refer, the more chances to win! Each new member referred between now and September 1, 2023 will be one entry into the draw. The draw will occur at the CCI-Manitoba AGM in September 2023.

## TRAGEDY AT ONTARIO CONDOMINIUM



**B**y now most of you will have heard or seen media reports of the shooting of condo directors and unit owners in December at an Ontario condominium. CCI National posted condolences on its LinkedIn feed <https://www.linkedin.com/feed/update/urn:li:activity:7010693343491874816/>

CCI Toronto also issued a press release expressing condolences <https://ccitoronto.org/news/view/media-statement-mass-shooting-event-at-bellaria-residences>.

While a lot of media coverage includes details about the perpetrator ("if it bleeds, it leads"), an excellent article from Bill Thompson talks about the victims. Bill, a condominium consultant, past director with CCI Toronto and past chair of CCI National has first hand experience with the victims (and the perpetrator) from the period during which he lived at the condominium. [https://www.linkedin.com/feed/update/urn:li:activity:7011532566600065024?updateEntityUrn=urn%3A%3A%3Afs\\_feedUpdate%3A%28V2%2Curn%3A%3A%3Aactivity%3A7011532566600065024%29](https://www.linkedin.com/feed/update/urn:li:activity:7011532566600065024?updateEntityUrn=urn%3A%3A%3Afs_feedUpdate%3A%28V2%2Curn%3A%3A%3Aactivity%3A7011532566600065024%29).

A joint media statement (excerpt adjacent) has been issued by the Association of Condominium Managers of Ontario (ACMO), the Canadian Condominium Institute's (CCI) Toronto Chapter, and the Community Associations Institute (CAI) Canadian Chapter. The statement in its entirety can be found at <https://ccitoronto.org/news/view/violence-and-mental-health-in-condominiums>

CCI MANITOBA BOARD 🇨🇦



## JOINT MEDIA STATEMENT Violence and Mental Health in Condominiums

Toronto, ON, January 11, 2023: **The Association of Condominium Managers of Ontario (ACMO)**, the **Canadian Condominium Institute's (CCI) Toronto Chapter**, and the **Community Associations Institute (CAI) Canadian Chapter** stand together to offer condolences and deepest sympathies to everyone impacted by the events at the Bellaria Residences in Vaughan, Ontario on December 18, 2022.

Our organizations are leaders in providing education and resources to volunteer board members, condominium unit owners, condominium managers, and other condominium service providers. We give our best efforts to support healthy condominium communities by ensuring that condominiums have access to the resources they need when complex issues arise.

Condominiums are a microcosm of society governed by volunteer directors who are legally mandated to enforce the governing documents of the condominium corporation and endeavour to protect all of the residents within their community. To do so, they take the advice of various professionals and attempt to investigate and address the unique issues and concerns of their owners. Disputes are not uncommon and can be particularly complex and challenging to resolve in condominiums because parties to a dispute must continue to live near each other and regularly encounter one another in common spaces.

In some cases, even when every effort has been made to resolve a conflict, no remedy can be found that leaves all parties satisfied. Litigation is a last resort, and evictions in a condominium are extremely rare and only pursued when the community is deemed to be at risk.

As a result of the shooting at Bellaria Residences, condominium directors may now fear getting involved in disputes and/or serving on the board. This would be unfortunate as the 12,400+ condominium corporations in Ontario necessarily rely on the service of volunteers to provide governance to their communities.

Minimizing the risk of personal harm on a condominium's property is a critical focus, but unfortunately there are inadequate community resources available to help de-escalate conflicts. Residents, property managers, board members, staff, vendors, and professional business partners alike have the right to feel safe within a condominium community.

Our organizations are jointly committed to:

- Continue identifying areas for legislative reform to better protect personal safety in condominiums and educate government agencies about how best to minimize risk for condominium communities.
- Continue identifying additional appropriate resources relating to mental health and conflict de-escalation to support condominium corporations in the future. This may include better educating other organizations about the unique challenges in condominiums.
- Continue developing and offering additional educational programming for our members to ensure that the condominium market has the best possible information available.
- Proactively supporting our membership and community through education, networking events, and advocacy.

We call on the Ontario government and industry regulators to implement legislative reform and provide additional resources to better protect all parties within condominium communities and offer the expertise of our organizations to assist in this process.

We are prepared to help the media better understand the Condominium industry as best we can without speaking to any specifics related to the ongoing investigation.



# COMPOSTING ALTERNATIVES FOR CONDOMINIUM LIVING

Continuing with recent articles about condominium living with the goal of building community and environmentally sensitive living, we have written about electric cars and native plants. This article offers thoughts about organic food waste and composting. How as condo unit owners within our communities are we to be part of the solution? According to an [Environment and Climate Change Canada 2022](#) release, almost 25% of Canada's methane emissions come from municipal solid waste landfills. If you're interested, a good source of information can be read in the Canadian federal government report on [Reducing methane emissions from Canada's municipal solid waste landfills](#).

Let's begin with defining methane and how composting can reduce this potent greenhouse gas. Methane is produced through the decomposition of organic matter, including food and yard waste while in the absence of oxygen. As reported by [NASA](#), *Methane makes up just 0.00018 percent of the atmosphere, compared to 0.039 percent for carbon dioxide. (CO2 is roughly 200 times more abundant.) Yet scientists attribute about one-sixth of recent global warming to methane emissions; what methane lacks in volume it makes up for in potency. Over a 20-year period, one ton of methane has a [global warming potential](#) that is 84 to 87 times greater than carbon dioxide. Over a century, that warming potential is 28 to 36 times greater.*

Reducing food waste is an important method of reducing methane emissions by planning meals carefully, buying only what you need and using leftovers creatively and composting. Even the most conscientious person will have food waste. As recently as January 17, 2023, [CBC Winnipeg](#) posted an article stating that 44% of Winnipeg's waste from single family dwellings was food waste. Composting that waste, rather than sending it to a landfill, where it will decompose and produce methane, offers an excellent methane reduction strategy.

That's what this article is all about, organic food waste and what we can do as condominium residents. If you're like me and live in an apartment-style condo, yard composting is not feasible. You either compost your food waste in your condominium or remove it for composting elsewhere. I've used [The American Environmental Protection Agency's](#) definition of composting:

*Composting is a controlled, aerobic (oxygen-required) process that converts organic materials into a nutrient-rich soil amendment or mulch through natural decomposition. The end product is compost – a dark, crumbly, earthy-smelling material. Microorganisms feed on the materials added to the compost pile during the composting process. They use carbon and nitrogen to grow and reproduce, water to digest materials, and oxygen to breathe. You can compost at home using food scraps from your kitchen and dry leaves and woody material from your yard.*

**Let's look at four methods of composting vs landfilling your food waste.**

## VERMICOMPOSTING

[Vermicomposting](#) is an environmentally sensitive method of composting. Vermicomposting uses worms to compost organic materials into nutrient-rich soil. These worms, red worms or red wigglers, break down organic matter into a nutrient-rich material that can be used in gardening. Vermicomposting can be done on a small scale, such as in your condo. Larger-scale operations can also be used at landfills.

Vermicomposting benefits are that it is simple, efficient, and is an environmentally friendly waste reduction technique. Vermicompost can improve soil structure, nutrient content, and water-holding capacity, which leads to healthier plants and increased crop yields.

To begin you'll need a container, worms, and bedding material like shredded paper or coconut coir or husk. As you add organic waste materials the worms will break down the organic matter, and the resulting compost can be collected and used in gardening. If you build your own container remember to use a dark-coloured container, worms like to work in the dark.

Bins, worms and supplies can be bought online for less than \$400 Canadian or made on your own for much less. According to sources, if done correctly, there should be no smell or flies. If you think vermicomposting might become part of your green future consider this local source of expertise and resources at the [Green Action Centre](#). Additional resources are [here](#) & [here](#).

## BOKASHI COMPOSTING

Bokashi composting is a method of composting using microorganisms, specifically lactic acid, bacteria and yeasts, to ferment organic matter. It is a fast convenient method to compost organic kitchen waste, including meats and dairy products, which are not typically used in other composting systems.

To begin you'll need a bokashi bin, which is a sealed container with a spigot at the bottom. You can make your own bokashi bin or purchase a kit for about \$100. You'll need to layer your food scraps and use a small amount of starter mixture containing microorganisms. The microorganisms will ferment the waste. This produces a liquid called leachate, (compost tea) which is drained through a spigot at the bottom of the bin.

About two weeks of fermentation is required, some sources say the longer you wait the better but two weeks is a common timeline. You can add it to a traditional outdoor compost pile or use it as a soil amendment. Because the microorganisms in the compost have broken down the organic matter, it should decompose more quickly than an outdoor compost pile.

One of the benefits of bokashi composting is that it can be done indoors, making it a good option for urban dwellers or those without a yard. It is also a good option for people who want to compost food waste but don't have the space or time for a traditional compost bin. The University of Saskatchewan has a short video about [Bokashi composting](#) and a [helpful guide](#).

## COUNTERTOP DEVICES

The composting market now includes electronic countertop composters or precomposters if you like, which can be an alternative. A quick list of these products include the Lomi, Tero, Vitamix and Aerobin compost machines. These devices all sell in Canada for \$500 or more. Many of the devices require additional operating costs for filters, pods and electricity to operate that can add a couple of hundred dollars per year to the operation costs.

Some of the devices cannot compost bones, oils, dairy or large quantities of meat, or any hard pits found in avocados & mangoes. Some reviews report that they can be noisy. Some of the units might not fit easily on a countertop. If you're trying to achieve as green a lifestyle as possible, buying an expensive unit, often composed of plastic with a yet-to-be-determined life span might be a challenge. Reviews of countertop devices are abundant, a few I found are [here](#), [here](#) and [here](#). If you're not up for worms or fermenting, these devices might be a realistic alternative to landfilling your food waste.



## COMPOSTING ALTERNATIVES FOR CONDOMINIUM LIVING

### COMPOST WINNIPEG

So far we've covered some of the latest thinking about vermicomposting, bokashi composting and countertop devices. Keeping things local, I spoke with Karrie Blackburn of [Compost Winnipeg](#). Karrie is a wealth of knowledge about composting. If the thought of an army of worms munching away in the dark 24 hours a day in your spare room, fermenting your food waste or spending your hard earned money on another plastic device is a deal breaker; Compost Winnipeg may be your answer.

Compost Winnipeg has been around since 2016 and has grown from one collection vehicle to a fleet of five. They are a social enterprise of the non-profit Green Action Centre. Compost Winnipeg currently diverts about 70,000 kgs of organic waste every month. Since 2016 they've diverted well over 3 million kilograms of food waste from Winnipeg Landfills.

If you're a unit owner in a condominium corporation that contracts with Compost Winnipeg here is what it could look like. Each unit owner requires a small container to collect their organic waste. Containers can be purchased for less than \$40 depending on your need for a Gucci-designed bin or plain pail with a lid. Containers can be fitted with biodegradable liners purchased most anywhere for a few dollars a box. When your container is full, deposit the compost into the large bin kept in or near your condominium garbage location. Once a week Compost Winnipeg's trucks arrive, empty the large bins and remove the organic waste. Compost Winnipeg has an [extensive list of acceptable items and a much shorter list of unacceptable compost material](#). Notable on the list is food waste that the other kinds of composting methods can't or don't recommend, such as bones, dairy products or teabags to name just a few.

Compost Winnipeg bills your condominium corporation \$5 a month rent for each 64-gallon bin and \$30 per bin per week to remove and compost the waste. The bins usually hold 20 to 25 residences of compost waste a week. Experience indicates that condominium unit owners create less waste because fewer people

usually live in condominiums than in most single-family dwellings. A cost breakdown for a condominium owner can be about \$5 per month, sometimes less.

Nothing beats an endorsement from a trustworthy source, after speaking with Compost Winnipeg they put me in touch with a Winnipeg condominium owner that researched composting for his condominium corporation.

Steve McConnell lives in a condominium on Wellington Crescent that contracted with Compost Winnipeg in January of 2022. Steve graciously spoke with me about his condominiums corporation's

(CC) experience with Compost Winnipeg. His CC consists of a 6 story building with 40 units. Steve said his experience and the results with Compost Winnipeg have been quite positive. When I spoke with Steve in November of 2022, Compost Winnipeg had collected on average, 33 kilograms of food waste a week, equal to 1,800 kilograms of waste a year.

Since contracting with Compost Winnipeg, the CC has noticed reduced odour from food waste rotting in the old garbage bins. They have had no problems with rodents or pests of any kind. The cost to the unit owners is only a few dollars per month. Each month

their CC receives a report from Compost Winnipeg that [looks like this](#). So far, Steve states the owners consider the project a success.

### WHY IS DIVERSION SO IMPORTANT?

Diversion means that methane is not created at our landfills and that saves us [millions of dollars of tax revenue](#). Here's [Winnipeg's Organics Diversion Strategy](#). Unfortunately Winnipeg lags behind most large Canadian cities in organic waste collection. According to a 2012 [Conference Board of Canada](#) report, (that was current to 2016) Manitoba is rated as one of the highest provinces for waste generation and one of the lowest provinces for waste diversion.

In 2020 Winnipeg began a food waste compost pilot program that ended in September of 2022. A full report to council is expected sometime in the future. The program reported that it diverted 440,000 kilograms of food waste from the landfill, significantly reducing greenhouse gas emissions. The greenhouse gas emission reductions are equivalent to an average passenger vehicle driving 412,550 kilometres — the distance of driving across Canada 48 times. This program revealed valuable insights into composting in Winnipeg. A short video about the project can be viewed [here](#).

If you've made it this far, good for you! You now have some good ideas about methane reduction through composting that you can employ at your condominium level. Building condominium communities is the focus of these articles along with being a good environmental steward. Consider talking to your board of directors and other unit owners about seriously considering composting. As a condominium resident you and your community already benefit from lower living costs through increased density. Perhaps you can add composting organic waste to the benefits column and begin reducing methane from our landfills.

DUANE ROHNE  
CCI Director

*"Vermicomposting benefits are that it is simple, efficient, and is an environmentally friendly waste reduction technique. Vermicompost can improve soil structure, nutrient content, and water-holding capacity, which leads to healthier plants and increased crop yields."*



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## NATIONAL LEADERS' FORUM – IS IT WORTH IT?

**T**he Canadian Condominium Institute held its National Leaders Forum this past November in Kingston, Ontario. Although I've attended previous forums virtually, this is the first one I attended in person. Was it worth it?

I've been on the National Council for a couple years now and every meeting was held via Zoom. We accomplished a lot but having never met any of the council members in person, something was lacking.

At the Leaders' Forum, I finally had the chance to meet every one of them and get to know them a whole lot better. Whether it was during the sessions, at lunch or for a drink afterwards, we got to know each other better than we had before. To find out in depth what they do for a living, what their goals and families are like and their thoughts on the Council and CCI in general made for a better understanding of what CCI is made of.

It wasn't just the Council members. This was the chance to network with so many other CCI members who attended the forum. I found it extremely satisfying to meet them and hear their views on Condominiums in Canada.

The evening before the Forum, I attended the Joint National Executive and Council meeting. Aside from introducing ourselves and letting everyone know a bit about ourselves, we discussed the problems that existed in each chapter and learned what each chapter was doing to improve membership and their presence. It was a great exchange of ideas, some which I will bring to the Manitoba Chapter.

The next morning was a working breakfast with the National Council. We talked about business improvement plans, condo director's courses, and competition among other things.

The Forum began after breakfast with presentations by the Government Relations, Marketing, Operations and Finance committees. Each committee gave a summary of what they had accomplished over the past year as well as their plans for the coming year. Other

presentations followed after lunch with much the same format. It was a wealth of information, but I took as many notes as I could.

The Forum was held at the Four Points by Sheraton who provided the lunches and suppers. The rooms were great and the food was superb. Sheraton did a wonderful job.

I was particularly impressed by the session presented by Northern Alberta and Huronia chapters on Organizational vs Strategic Boards. I didn't know it, but it was what was in my mind for some time. Both chapters' boards focus on governance only with most work done by their committees. The Board concentrates on training, orientation and long-term support. They have efficient and short board meetings. Ours works similar to this but could use a few improvements.

It wasn't all work however. There was a team building exercise where we split into teams and assembled a furniture piece from IKEA. It was a lot of fun as I'm sure you know the problems putting these things together. The items were donated to Habitat for Humanity.

Lunch was provided every day and on the last night of the conference, CCI hosted an 80's themed banquet. A lot of the attendees dressed in their best 80's gear and after supper a band played well into the night with, of course, 1980's popular songs.

So is it worth it? I think so. Being able to meet everyone face to face, having private conversations at length, getting to know the ins and outs of the other Chapters all contributed to me having a better understanding of what makes the Canadian Condominium Institute tick.

The next leader's forum will be held in Saskatoon sometime in June. Keep watching for the exact dates and be sure to attend. You will come away with a wealth of knowledge and a keen outlook on the condominium industry.

JOHN POPOWICH, National Council Rep  
CCI Manitoba Chapter 🍁

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### STAY INFORMED

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**This Bulletin Board is a place where YOU the condo community members can connect, post and share information.**

*How do I post an item?*

That's easy - Simply send us an e-mail to [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca) answering the following questions:

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  - Title of your Post?
- How long would you like the your item/inquiry to remain on live on our page
- How would you like to be contacted about your Post?

**Please be sure to include any documents and pictures you wish to include in your post. Once we receive your email, we will review your submission and post it...it's that easy!**  
<https://cci-manitoba.ca/resources/bulletin-board>



# for by Directors

## WHAT IS THE CondoSTRENGTH PROGRAM?

The CondoSTRENGTH program helps condominium directors come together and share their condo experience during FREE networking events and provides members with access to a variety of resources.

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## CONDO REAL ESTATE BLOG

Now that we are well into January, Valentine's Day is nearly upon us. No doubt many loved ones will be receiving cards and flowers as part of that special occasion. 2022 was a 'special occasion' with respect to condo sales, not that I am suggesting you send a card for this! In 2022, condo was the one property type which proved to be the most resilient during a very challenging year, and while not as spectacular as the record shattering 2021, was still worthy of recognition (if not a card).

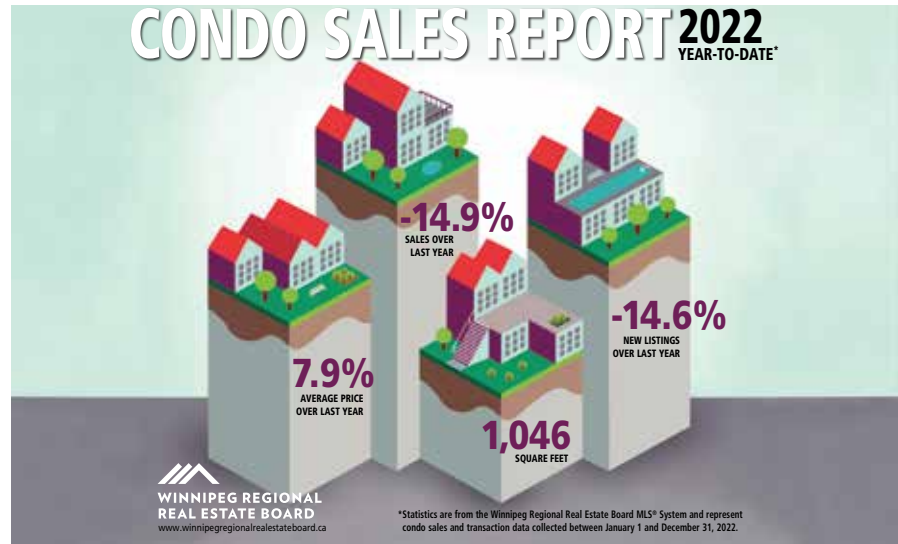
Overall, the Winnipeg Regional Real Estate Board MLS® sales decreased by 21% to finish with sales of 14,660 units as compared to the 18,675 units in 2021. The single-family homes market, which represents 70% of total sales, saw its sales drop off by 19%. The condo market, which is the second largest component of the real estate market in Winnipeg with 15% market share, saw sales fall by 15% but this was still the second-best year on record. Other MLS® property types fared far worse with annual sales falling by 39% for duplexes, 44% for vacant land, 33% for townhouses and by more than 30% for commercial sales.

Condo sales went over the threshold level of 2,000 to 2,184 for only the second time in condo sales history and this represents a 25% increase over 2019 (prior to the pandemic). Many are now viewing 2019 as a fairer benchmark year for 2022 given how supercharged 2020 and 2021 were for real estate.

Another notable development for condos in 2022, that was not seen before, is the fact that condos equalled single-family homes when it comes to the conversion rate for listings to sales. In 2022 both types of properties converted 70% of their listings to sales.

Additionally, the annual sales price percentage increase for condos almost matched single-family homes with an 8% rise in price making the average price of a condo in 2022 \$264,512. Single-family homes rose just 1% more to 9%. However, the spread between the average value for a single-family home versus a condo remains significant with the price of an average single-family home coming in at \$413,912 in 2022. This means condos will continue to be an affordably priced option for many home buyers and particularly for first-time home buyers.

It is important to keep in mind that these annual average sales prices reflect the



surge of prices at the beginning of 2022 as prices did come down considerably in the latter part of the year to where they were in 2021. For the month of December 2022, the average sales price of a single-family home was \$378,978 while the average price of a condo was \$243,749 – much lower than the annual average price and close to where they were at the end of 2021.

More listings, slower sales activity in general and higher mortgage rates contributed to prices coming back to more affordable levels. Not surprisingly, there were many fewer sales above list price toward the end of 2022 as compared to earlier in the year.

Realtors® in fact were talking about condos seeing more multiple offers situations than they had ever seen before in the first six months of 2022, due to a lack of listings and buyers trying to secure/lock in lower mortgage rates, understanding that mortgage rates were going to be increasing. In the second quarter of 2022 the percentage of sales for condos above list price was consistently over 30%, with April being the highest month at 38%. These were new heights for condos and were far above the numbers for the same period in 2021, when they were at 15%, 17% and 21% respectively for the second quarter months.

In the end, 2022 finished off with condos seeing 545 units (or one out of four sales) going far above list price. The average price for those listings selling above list price was \$304,730 as compared to the \$246,920 average list price for the 61% of condos that sold below list price.

Another highlight of 2022 worth mentioning is that the most active price range was the \$150,000 to \$199,999 price range. This

range accounted for 23% of all sales. The next largest price range was that of \$200,000 to \$249,999, which accounted for 21% of sales. This is a notable difference from 2021. The higher average sales price in 2022 was partly the result of a higher percentage of sales in the higher valued condos. The percentage of sales in 2022 for condos valued over \$350,000 was 20% in 2022 versus 14% in 2021. Further, sales of condos valued over \$500,000 were almost double in 2022 compared to 2021. Condos sold faster as well in 2022 with the average days on the market being 31 as compared to 44 days in 2021.

The highest price for a condo sale in 2022 was \$1,200,000. I was pleased to be the listing agent in that sale, which was for a newer multi-level townhouse condo offering over 3,600 square feet of living are in the Wildwood Park area of west Fort Garry.

The three leading MLS® areas for sales activity in 2022 were Osborne Village/ Crescentwood (197), Linden Woods (131) and downtown (113). Linden Woods was even more impressive for converting 92% of its 141 listings to sales.

In the next issue we will touch on not only how higher mortgage rates will have an impact on condo sales this year but how the new federal ban on foreign homebuyers will affect sales. Many of these foreign homebuyers are those looking to buy a condo for their children who are planning to attend the University.

ALAN REISS  
CCI MB Newsletter Committee  
RE/MAX PROFESSIONAL,  
Condo Specialist 🇨🇦

# HELP WANTED - SOCIAL MEDIA & WEBSITE

CCI Manitoba is looking for a volunteer to help us improve our social media presence, including our website. We are estimating that the commitment would be one to two hours per week, working with our Communications Committee and our Chapter Administrator.

## QUALIFICATIONS

The volunteer should be familiar with website news feeds and one or more social media platforms including LinkedIn, Facebook, Twitter and Instagram. Familiarity with social media management platforms such as Buffer or Hootsuite would also be an asset. Most importantly, the volunteer should be an active social media user and enjoy interacting with others on social media channels.

This volunteer role could be of interest to a CCI member that enjoys social media, for which the opportunity would allow them to learn more about CCI and the condominium industry, while meeting and interacting with new people. Alternatively, the volunteer could be a student enrolled in a communications or social media program, in which case this would be an excellent opportunity to add to their resume as a community volunteer while gaining practical experience to leverage what they are learning as a student. Likewise, this role could be filled by a social media or communications professional, for whom it would be a great networking opportunity to grow their career.

## DUTIES

The selected volunteer would be expected to do the following:

- Post provided content onto our social media channels on a weekly basis;
- Review feedback from our channels, and respond to simple inquiries and forward more complex inquiries to our Communications Committee;
- Provide advice to CCI Manitoba to better tailor content to specific channels;
- Identify potential content for our social media channels;
- Help us develop a plan to use a social media management platform.

## CONTACT US

If you are interested in exploring this volunteer opportunity, please contact our Communications Committee Chair via email [cci.mb.news@gmail.com](mailto:cci.mb.news@gmail.com).

# CCI MANITOBA IS LOOKING FOR YOU!

Our Chapter is looking for motivated individuals interested in joining one of our committees or volunteering their time to help with our education sessions and events.

If you are interested please contact us at [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca).

Download our Confidentiality & Code of Conduct for Volunteers from the Members only section on our website.

## BOGO SALE! DON'T MISS THIS EXCITING BUY ONE GET ONE OFFER GET YOUR GUIDEBOOKS TODAY!

### Buying a condo or living in a condo? Let us help guide you along the way!

The new and updated *Condominium Guidebook* is an entry-level introduction to the basics of condominium law and procedures. The guide has been developed for prospective condominium buyers and existing condominium owners who want to know more about condominium living.

CCI Manitoba encourages developers, lawyers and real estate agents to have copies on hand to provide to clients.



P.O. Box 48067 LAKEWOOD PO • Winnipeg, MB • R2J 4A3  
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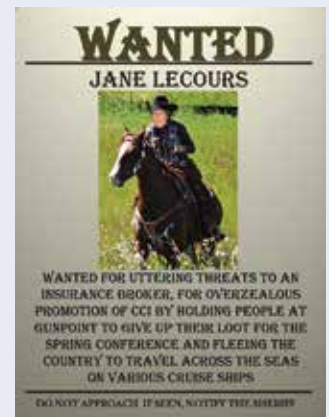
## JANE LECOURS VOLUNTEER AWARD

**D**o 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](mailto:ccimanitoba@cci.ca) 🍀



# BRYDGES

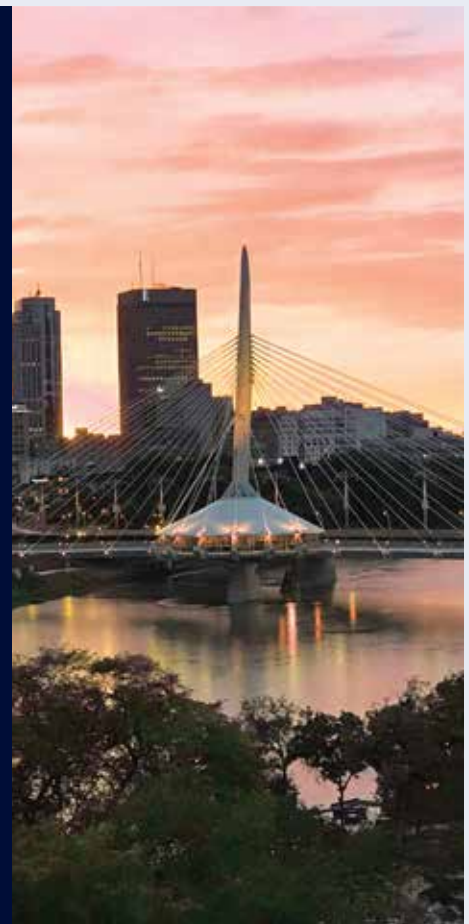
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# I ♥ MY CONDO

## DO YOU LOVE YOUR CONDO?

Send us a few pictures featuring your condominium unit and tell us why you love your condo for a chance to be featured in our next issue.

Please use the link below for your submission:

<https://cci-manitoba.ca/love-my-condo>





## NETWORKING

So much has been lost due to the pandemic and certainly CCI along with our members have felt the loss. I think the biggest loss was networking. We as condominium owners and Board members didn't have the opportunity to meet at Lunch and Learns and President's Forums to connect and talk about issues, share information and find solutions. Now that the world is trying to return to some kind of normal, it is difficult to recreate the past.

At CCI we too are struggling to find ways to bring people together. Attendance has not been what it once was at our recently introduced in person Lunch-and-Learns. We are planning a Presidents' Forum in early April and hope that many of you will attend. Over the years I have heard from so many of you that networking and talking with others who had a common interest, was one of the most beneficial rewards of membership in CCI. I agree and that is what drew me to this wonderful organization. Are there other ways that we can get together and network? It just doesn't seem to be the same on Zoom meetings. Some prefer Zoom as they don't have to leave the comforts of home, get in the car or even get dressed. But getting together with others is just not the same on Zoom as it is in person. Let's all try to make an effort to reestablish those relationships at the next CCI event. I look forward to seeing many of you there.

For information on upcoming events, refer to our website <https://cci-manitoba.ca/education-events/upcoming-course-events>.

MAUREEN HANCHARYK, Past President  
CCI Manitoba Chapter 🍀

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## ANNOUNCING E-NEWS NEWSLETTER FOR MOBILE DEVICES



We are proud to announce we are now E-publishing our quarterly newsletter, the Condominium News and View, in a format suitable for mobile device users. From now on, each new edition of the newsletter will be published as an article library to make it easier for you to read articles of interest, no matter where you are or which device you are using. As well, the newsletter article library is located on the public side of our website, so you don't need to log in.

Here is a link to the newsletter library <https://cci-manitoba.ca/cci-manitoba-magazine>. Why not click the link, add it as a favorite and start browsing the article library, which includes not only the current edition but also several past editions. 🍀



## CONDO CONVERSATION CORNER: A VIEW & A VOICE

The conversation seems to be muted lately with no new submissions since the prior edition of the *Condominium News and Views*. That said, two items from the prior edition, *Mandatory Director Training and Benchmarking Data* have updates. For the prior article <https://cci-manitoba.ca/cci-manitoba-magazine/article/95>.

If you want to contribute to the discussion, you can make a submission to [cci-manitoba.ca/resources/condo-conversation-corner](https://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>.

### BENCHMARKING DATA

We've received surprisingly little interest in this initiative since it was mentioned in the summer 2022 edition of the *Condominium News and Views*. The lack of interest is in contrast to discussions that take place at our in-person events, during which there is lots of discussion of common issues and costs for various

services. How well is your condo corporation doing in general and do you think your performance is better or worse than average? What is the balance in your reserve fund relative to the ideal balance? Which operating expenses comprise 80% of your budget?

With benchmarking data you would be able to identify areas for improvement or you could pat yourselves on the back for already achieving excellence. While this benchmarking data does not exist, it is something we could collectively pursue. If you and your CC would be interested in working towards establishing benchmark data, send an email to us [cci.mb.news@gmail.com](mailto:cci.mb.news@gmail.com)

### MANDATORY DIRECTOR TRAINING

The headline in the prior edition did get the attention of several members, who contacted us with their unequivocal support for mandatory training. Are you in favour or opposed to mandatory director training as part of The Act? What are your thoughts on the topic?

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 is not 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](mailto:cci.mb.news@gmail.com).

CCI MB COMMUNICATIONS COMMITTEE 🍁



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## BENEFITS OF MEMBERSHIP WITH CCI - MONEY SAVING TIPS



In the Fall 2021 newsletter editions (*Field Notes from a Condo Corp Treasurer* <https://cci-manitoba.ca/cci-manitoba-magazine/article/18>, page 12) Alan Forbes wrote about a Manitoba Hydro Rebate Program for eligible customers. It was discussed again in the *Condo Conversation Corner* feature of the Winter 2022 edition and included details on eligibility (*Check your Manitoba Hydro Bill*, page 20 <https://cci-manitoba.ca/cci-manitoba-magazine/article/1>). If you pay your own Hydro bill you are likely eligible for a reduction of taxes applied to your hydro account and rebate of taxes paid at the higher rate. Who doesn't love rebates and lower taxes?

The reduction is from 2.5% on City Tax to .5% and a further reduction for the Provincial Tax from 7% to 1.4%. Doesn't the idea of saving 7-8% on your Hydro bill sound like a great way to battle the inflation problem! Note that there is no reduction available for the Federal GST.

When I bought my condo in late 2017, as a new client to the account, I paid the higher rate, not the lower rate. With this new information, I called Manitoba Hydro and made the application in late 2021. Within a few weeks I received a \$290 credit to my Manitoba Hydro account and a reduction of the City and Provincial tax rate. I asked my neighbours and learned none of them had heard of the program until they read the CCI article.

My Condominium Corporation's newsletter then doubled down on the CCI article and featured a small follow up about the original CCI article. To date, about a dozen residents of my Condominium Corporation have received, in total, about \$4000 in rebates from the program in addition to lower tax rates in the future.

Periodically we all ask ourselves, how does my membership with CCI benefit me? In this case, several condominium residents in my building directly benefited from their CCI Manitoba membership and have a clear answer to that question, more precisely 4000 clear answers. Considering the cost of a CCI membership for a condo corporation of at least 50 units is less than \$5 per unit, a CCI membership provides an incredible return on investment!

DUANE ROHNE  
Membership Committee 🍀



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## LOOKING FOR THE CCI NEWSLETTER ONLINE - EASY AS 1-2-3

Dear CCI Member

As you are a valued member of CCI Manitoba, the Newsletter Committee wants to remind you that you have access to resources on our website, including current and past newsletter editions. To take advantage of these online resources, follow the three steps illustrated below

1. OPEN YOUR WEB BROWSER AND ENTER THE ADDRESS FOR THE CCI MANITOBA WEBSITE  
**<https://cci-manitoba.ca/members-only/newsletter-archive>**
2. LOGON USING YOUR USERNAME AND PASSWORD

If you don't know your username and password, contact our administrator via email [ccimanitoba@cci.ca](mailto:ccimanitoba@cci.ca)

3. SELECT THE NEWSLETTER ARCHIVE IN THE MEMBERS ONLY SECTION

Note that you can search for articles too. As well, we encourage you to have a look for upcoming Education and Events that may interest you.

Regards

*Your CCI-MB Newsletter Committee*





## REGISTER NOW!

### THE CCI MB INTRODUCTORY COURSE IS NOW AVAILABLE ONLINE

Although we can hardly wait to resume our in person sessions, we are looking forward to offering our Courses in an online format to give you, our condo community members the option to grow your knowledge base from the comfort of your home.

## WHAT IS CCI?

The Canadian Condominium Institute (CCI) is the Voice of Condominium in Canada. It is a national, independent, non-profit organization dealing exclusively with condominium issues.

Formed in 1982, CCI represents all participants in the condominium community. Interested groups are encouraged to work together toward one common goal: creating a successful and viable condominium community.

### The Canadian Condominium Institute (CCI):

- Is the only national association to serve as a clearing house and research centre on condominium issues and activities across the country.
- Assists its members through education, information dissemination, publications, workshops, conferences and technical assistance.
- Encourages and provides objective research for practitioners and government agencies regarding all aspects of condominium operations.
- Lobbies provincial and federal governments for improvements to legislation.
- Advocates for higher standards in all services to the condominium client.

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## CCI MB INTRODUCTORY COURSE

### GETTING STARTED AS A DIRECTOR

A MUST FOR ALL CONDO DIRECTORS, PROFESSIONALS, CONDO OWNERS WHO ARE POTENTIAL DIRECTORS OR ANYONE WHO WANTS A BETTER UNDERSTANDING OF HOW CONDOMINIUM CORPORATIONS FUNCTION.

## LEARNING OBJECTIVES

Upon completion of the CCI MB Introductory Course, participants will have a basic understanding of the following:

- Governance and Condominium terminology
- Directors' responsibilities
- How Condominiums are managed
- Basic financial overview
- Legislation that affects Condominium Corporations

A Condo Corporation Board is collectively responsible to set the vision for the Corporation which in turn creates the framework for operations. The learning objectives for this session are to help you get started by outlining the Governance and Directors' Responsibilities, discuss various approaches and options to Property Management and help better understand the Board's planning, financials, and other responsibilities.

## THANK YOU TO OUR COURSE SPONSORS



# 2022-2023 COMMITTEES & MEMBERS

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Alan Forbes, Vice-President  
Audrey Harder, Treasurer  
Kirsten Bishop, Secretary  
Maureen Hancharyk, Past President

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John Popowich  
Alan Forbes  
Kirsten Bishop  
Maureen Hancharyk

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Nathalie Kleinschmit (volunteer)  
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Kirsten Bishop, Eric Hrycyk, Maureen  
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Patricia Salam  
Doug Forbes  
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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