

## 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).

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