HISTORICAL
PERSPECTIVES

THE CANADIAN CONDOMINIUM INSTITUTE
CELEBRATES 30 YEARS
AS THE
“COAST TO COAST – CONDO CONNECTION”

1982 – 2012
ACKNOWLEDGEMENTS .......................................................................................................................... 4
THE CANADIAN CONDOMINIUM INSTITUTE ....................................................................................... 5
  MISSION STATEMENT ........................................................................................................................... 6
  OBJECTS ............................................................................................................................................... 6
A DREAM COMES TO LIFE ..................................................................................................................... 7
  Reflections ................................................................................................................................................ 7
SECRECY, QUESTIONS SURROUND ATTEMPT TO START NATIONAL CONDOMINIUM ......................... 8
CONDOMINIUM INSTITUTE ESTABLISHED FOR CANADA ...................................................................... 9
SELF-GOVERNING BODY FOR CANADIAN CONDOMINIUMS – THE CANADIAN CONDOMINIUM INSTITUTE ......................................................................................................................... 9
THE FIRST NATIONAL BOARD ................................................................................................................ 11
PAST BOARD PRESIDENTS & CHAIRS .................................................................................................... 13
  Reflections ................................................................................................................................................ 14
CCI’S GROWTH AND PROGRESS ........................................................................................................... 15
  Semi-annual Meetings .......................................................................................................................... 18
  Reflections ................................................................................................................................................ 20
  Reflections ................................................................................................................................................ 25
  THE NATIONAL BOARD OF DIRECTORS AND VOLUNTEERS ............................................................... 26
  Reflections ................................................................................................................................................ 28
THEN TO NOW ......................................................................................................................................... 29
NATIONAL AWARDS ............................................................................................................................. 35
CANADIAN CONDOMINIUM INSTITUTE HALL OF FAME ................................................................. 35
LORNE YOUNG "CHAPTER OF THE YEAR AWARD" ............................................................................. 39
H. PENMAN SMITH AWARD OF EXCELLENCE ...................................................................................... 41
FELLOW OF THE CANADIAN CONDOMINIUM INSTITUTE - FCCI ....................................................... 42
DISTINGUISHED SERVICE AWARD - DSA ............................................................................................. 44
ASSOCIATE OF THE CANADIAN CONDOMINIUM INSTITUTE - ACCI ................................................... 47
HEADLINES ACROSS THE YEARS – A SAMPLING ............................................................................. 48
  Reflections ................................................................................................................................................ 56
CCI CHAPTER HISTORY – THE ORIGINAL CHAPTERS – WHERE ARE THEY NOW? .......................... 58
  VANCOUVER CHAPTER ....................................................................................................................... 58
  MANITOBA CHAPTER .......................................................................................................................... 59
  NORTH ALBERTA CHAPTER ............................................................................................................... 61
  CCI-TORONTO AND AREA CHAPTER ............................................................................................... 63
Acknowledgements

CCI’s accomplishments and activities are numerous. Each Chapter has a longer list of accomplishments and activities. As we celebrate the 30th Anniversary, CCI National wishes to acknowledge all the volunteers who have made these accomplishments possible.

This Historical Perspectives has been prepared for the information and enjoyment of CCI members. We have attempted to ensure the information is accurate and complete. If there are errors, they are the editor’s and I apologize to those affected by the errors.

Thanks to Diane Gaunt, Executive Director, and her staff for assistance on this project. Thanks also to all the Chapter representatives who contributed to the history and to the past Presidents and Directors who contributed their personal reflections.

By Deborah M. Howes, FCCI, Past President
Author and Editor

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The Canadian Condominium Institute

The Canadian Condominium Institute is the coast to coast condo connection in Canada. It is a national, independent, non-profit organization dealing exclusively with condominium issues.

The purposes for the creation CCI as a not-for-profit association were many, and are more particularly set out in the Institute's Letters Patent, but generally, the purpose of the Institute was to become the focal point of condominium in Canada.

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.

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.
Mission Statement
(adopted October 16, 1997)

The Canadian Condominium Institute/Institut canadien des condominiums ("CCI") leads the condominium industry by providing education, information, awareness and access to expertise by and for our members. Coast to Coast... we are your condo connection!

Objects

CCI will achieve this mission by providing leadership and expertise in matters related to the condominium industry, including:

(a) providing education through seminars, lectures, courses and conventions and enhancing the development and understanding of condominium;

(b) utilizing new technology, such as the Internet and other emerging technology to further achieve our goal;

(c) printing and publishing newsletters, books and periodicals;

(d) communicating with the public concerning condominium matters;

(e) representing condominium interests to all levels of government;

(f) developing and maintaining relationships locally, nationally and internationally, for the mutual benefit of all groups involved in condominium;

(g) promoting integrity and professionalism throughout the condominium industry; and

(h) granting certificates of accreditation designating to the general public and to other practitioners within the condominium industry that certain professionals have met and maintained the established standards of CCI.
A Dream Comes to Life

The first meeting of the Canadian Condominium Institute was held November 25, 1982 at Toronto's Inn on the Park Hotel. Those in attendance were identified as 'founding members' of the CCI. The first CCI President was Mr. Claude Renaud.

Reflections

Shortly before CCI was formed, I was asked to dinner by David Medhurst and Beth Schier who sought my thoughts about a national condominium organization that David owned the Condominium Magazine and Beth was its editor. At the time, I was a monthly contributor. David and Beth wanted to announce the formation of CCI at that year's upcoming annual conference which, in those days, was sponsored by the Condominium Magazine. I thought it was a great idea and I was asked to be a founding director. In 1985, I served as CCI's President.

In the early days, it was a bit premature and even unrealistic, to have the grand vision of what CCI has become. For example, in the first year, I think we had 25 or so members, and, when I was President, CCI's executive director, Patty McKellar, operated out of my law office. Having said that, I am amazed at how CCI has grown into the truly nation-wide organization that we dreamed about in the early days.

I remember a cross-country tour from Halifax to Vancouver that I took to meet the leaders of the industry, to form chapters and to drum up membership support. I also formed many close life-long friendships as a result of that experience.

One of my pet projects was directors' education and the current directors' courses grew out of the seeds that were planted in those early days.

Perhaps the best part of the experience was being able to work with Alvin Rosenberg and Andre Pilish. At the time, Alvin was the leading condominium lawyer and Andre was the head of Del Property Management. Alvin went on to become a Judge of the Superior Court of Ontario. I learned so much from both of these gentlemen and I am indebted to both for taking me under their wings as it were, guiding me in the right direction and having the faith in me to let me run with various projects.

Regards, Jonathan Fine, Fine & Deo

But it was not without some controversy ...
Secrecy, Questions Surround Attempt to Start National Condominium

By Silvia Richman, The Canadian Condominium Times, November, 1982

30th Anniversary Editorial note: The following excerpts open a window to CCI’s birth and the controversy surrounding a national organization.

Just prior to press-time we were given information by David Medhurst, a Toronto property manager, that he, along with the joint effort of “members of the national founding executive, have been working very quietly for many months”... and have now established a national condominium body called the Canadian Condominium Institute (CCI).

Medhurst revealed that the interim CCI Board of Directors includes, in addition to himself, several already “committed representatives from each province” who have been participating in meetings, discussions and the planning and ironing out of details, and, said Medhurst, “I can tell you it is actually together, not getting together.” ...

Medhurst plans to launch his newly established CCI in November of 1982.

The concept of a national condominium body has been the subject of casual conversation amongst prominent, active condominium professionals, regional association leaders and condominium homeowners for several years each time they have gotten together at conferences, seminars, and other condominium events. In fact, in July of 1979, a total of three national condominium associations had been granted Letters Patent – all on July 20, 1979. All three of those associations (Condominium Directors Association of Canada, Condominium Association of Canada and the Condominium Property Managers Institute of Canada) lasted some three months, as they were unable to develop any membership other than the original directors.

Medhurst’s sudden announcement that he has already incorporated a national condominium association and put into place a charter and documentation as well as a national board of directors, has come as a surprise to most we spoke to in the community....

It appears from what we have been able to uncover to date, that the process of actual input and participation represents a select few – David Medhurst, of course, Alvin Rosenberg, whose legal firm was asked to incorporate CCI, Beth Shier, editor of Condominium Timeshare Magazine, Jonathan Fine, a Toronto lawyer who has worked in the condominium field, Edward Furlong, an accountant working in the condominium field, and Karl Haab, current president of the North York Condominium Association...

Realistically, it has to be asked whether or not a national condominium body is viable at this time. Although condominium community members recognize that a national association would be of greater benefit to condominium homeowners, the necessary grassroots foundation is not there....
Condominium Institute Established for Canada

The Condominium & Timesharing Magazine, November, 1982

30th Anniversary Editorial note: The following excerpts open a window to CCI’s birth and the purposes surrounding a national organization.

“The Canadian Condominium Institute will be the new catalyst for the growth and development of every condominium corporation and professional in the country,” said Claude Renaud, a prominent housing consultant, who is a founding director of the CCI. The institute will promote and set standards of conduct for the entire condominium professional community and will be the country’s first cohesive national condominium organization.

Self-Governing Body for Canadian Condominiums – The Canadian Condominium Institute

By Elizabeth Sheir, The Condominium & Timesharing Magazine, November, 1982

Every Canadian involved with condominiums will be positively affected by the CCI – a national non-profit organization that has been established to further the interests of condominiums in the country. ...

Noted condominium lawyer, Alvin Rosenberg QC, says the Institute is of utmost importance to the condominium industry in Canada because “at the moment there is not single organization that represents more than a very small segment of the condominium community. A tremendous amount of work can be accomplished by a national group of experienced professionals. The CCI can assure that people involved in condominiums on all levels will handle their responsibilities in a professional and qualified manner.” ...

The steering committee for CCI is made up of Rosenberg, David Medhurst, Jonathan Fine, Edward Furlong, Claude Renaud, Elaine McAndrew, Robert Smethurst, Don Kramer and Keith Sutfin.

The role of the CCI will be a diverse one, encompassing many professions, owners of different income levels, government representatives on every level and boards of directors of all corporations – all with a part to play in making the condominium concept work in Canada. … “The most important benefit of a national organization for condominiums is that it will encompass the whole spectrum of the condominium experience, which in turn will assist the operation of every condominium in the country,” says Jonathan Fine.

Medhurst says the CCI is a “logical development for condominiums, representing the maturation of the industry. The formation of the Institute represents the first opportunity for a complete partnership of all participating interest groups that have helped make condominium one of the most significant components of residential development in the country. …” The CCI will likely become the single self-governing body for condominium across the country, addressing the issues and providing the information necessary to smoothly perpetuate the development, purchase of, and daily running of condominium corporations.”
Recognition of Founding Members of CCI

Those Present at the Inaugural Meeting,
November 27, 1982
at the Inn on the Park Hotel, Toronto

Teresa Alves
Carol Ashby
C.A. Ashton
Girts Arens
Lanomie Baird
M. Phyllis Baker* [Director]
Alan Balady
Pamela Balski
Leslie Bambury
Ruthe Barker
Gordon Barnes
Bernie Bostrovic
Pat Bates
Ed R. Bhan
Suzanne Blackman
David Blosi
Ida Bloom
Mark Bojkowiak
William L. Bosley
Dinner Bourgon
William A. Boyd
John Brennan
Peter R. Bristow
Al Buchin
Heather Chettri
H. Christmann
Giacomo Cioccaro
Ronald J. Clarke
Myrtle Coates
Adèle Cohl
M. Cross
Ed David
Rex Dennis
John A. Deroy
Edward Dexter
William M. Doyle
Kathleen Drew
Christine Drummond
David Edwards
H. Edwards
Nina Evans
Jonathan Fine* [Vice-President]
Edward Furlong* [Treasurer]
Ben Gander
Joel Ganser
Daniel S. Gold
Allan Goldman
Walter Goldick
J. Goodbody
F.J. Gour
Sergio Gubbisa
Karl Haas* [Director]
Ben Hackl
M. Hayarty
Carol Hecht
Vivianne Hedman
Herb Hemberger
Yehudi L. Hendler
J. Heslegrave
Richard Hires* [Director]
John Hiebs
Albert Hudon
Ken Hughes
Geoffrey Hunt
John Hurly
Norman Huruen
William Irving
George Jack
Nick Jaeger* [Director]
Dennis Jamiison
William G. Jeffery
PC. Johnny
Clive Kidd
Nancy King
Irwin Klugman
Norman Knowles
Harvey Korman* [Director]
Andrew Kranos
Donald Kramer* [Director]
Norbert Kropp
Ivan Kupriov
Richard Kubig
Bertram H. Leggat
Lloyd LeDrow
Rene Lapine
Terry Littlefield* [Director]
John Luck
Frances N.M. Lukban
John O. Lyon
R. Maley
Mark Malabieiu
Jutta Maloney* [Director]
Michael Marovich
Joe Marzani
Elaine McAndrew* [Director]
Ken McBay
Louise McCullough
Maureen McEwan
Larry McKeag
Brian McKeown
Veria McMillan
Larry McPhil
Angel Mealia
Peggy Meacham
Harry Miller
Shari MILLIS* [Director]
Paul J. Milne
Iris Moyle
E.A. Morales
Neil Morrison
Robert Ness
William Newton* [Director]
Joe O'Brien
David Oates
Marsha Onyett
Joyce Paquette
Agnostone Partheni
Saul D. Patton
Grete Pawson
Roberta Pendergast
Andrew Phillips* [Director]
Larry Popofsky
Elaine M. Powell
Don Powers
Shirley Pyke
Max Ravivnowitz
Diane Rachiele
Jeanne Rucke
Leslie Raftzen
Bob Rave
John L. Reesor
Donald Reillnan
Claude Renaud* [President]
J.R. Ritchie
Erwin Riven
Peter A. Robertson
Alan Rosenberg
Alvin Rosenberg* [Director]
Anne Schabas
Gerry Scott
Andrew Sevick
Jeffrey Shinkman
Will Shipt
Al Skirlac
Robert Smithurst* [Director]
Jerry Smith
Pernick Smith* [Secretary]
Sidney Spiegel
Robert St. George
Ritz Staf scarce
David Stretton
A. Stiefle* [Director]
John Stouman
Margaret Stratton
Keith Sutton* [Director]
Herb Swan
Paul Tokor
Graham Tyn
Nick Vajda
Audrey Yolevsky
H.H. Walker
Sylvia Waiker
Robert Wainsley
June Weiler
Richard Weltman
John Westerberg
Valentin G. Wetstein
Ronald F. Wheeler
Bernice White
John Whitehouse
Mike Wilt
George Williams
Alison Wilson
Diane Winick
Wilma Wittner
Steve Wurditz
Michael Yearley
F.G. Young

*First Board of Directors
(Absent from meeting but on First
Board of Directors: David Medhurst)
The First National Board

More than 32 candidates from New Brunswick, Quebec, Ontario, Manitoba, Alberta and British Columbia stood for election for the first 21 national director positions.

The following pages from the Condominium Magazine identify the pioneers of the first and only national condominium organization in Canada.
A volunteer Board of Directors was to be responsible for the establishment of and the supervision of national policies, aims and objectives, including, but not limited to the establishment of national programs, final approval of professional members, the publication of the CCI Review, production of publications, etc. The Board of Directors recognized the need and the value of local chapters. Accordingly it was decided to permit the formation of local chapters to further the aims of CCI on a local level.
## Past Board Presidents & Chairs

<table>
<thead>
<tr>
<th>Year</th>
<th>President</th>
<th>Chair</th>
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<tbody>
<tr>
<td>Nov. 1982</td>
<td>Alvin Rosenberg (Toronto)</td>
<td>(Charter Pres)</td>
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<tr>
<td>1982-83</td>
<td>Claude Renaud (Vancouver)</td>
<td>Alvin Rosenberg (Toronto)</td>
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<tr>
<td>1983-84</td>
<td>Andre Pilish (Toronto)</td>
<td>Alvin Rosenberg (Toronto)</td>
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<td>1984-85</td>
<td>Jonathan Fine (Toronto)</td>
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<tr>
<td>1985-86</td>
<td>Alan Rosenberg (Toronto)</td>
<td>Doug McNeill (N. Alberta)</td>
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<td>1986-87</td>
<td>James Ritchie (Ottawa)</td>
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<tr>
<td>1987-88</td>
<td>Jutta Maloney (Toronto)</td>
<td>Randall Edge (S. Sask)</td>
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<td>1988-89</td>
<td>Gerry Hyman (Toronto)</td>
<td>Ron Clarke (S. Alta)</td>
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<td>1989-90</td>
<td>Yehudi Hendler (Toronto)</td>
<td>Lorne Young (Manitoba)/Don Kramer (N. Alta)</td>
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<tr>
<td>1990-91</td>
<td>Yehudi Hendler (Toronto)</td>
<td>Don Kramer (N. Alta)</td>
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<tr>
<td>1991-92</td>
<td>Yehudi Hendler (Toronto)</td>
<td>Don Kramer (N. Alta)</td>
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<td>1992-93</td>
<td>Larry Beeston (Manitoba)</td>
<td>Yehudi Hendler (Toronto)</td>
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<td>1993-94</td>
<td>Mark Freedman (Toronto)</td>
<td>Larry Beeston (Manitoba)</td>
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<td>1994-95</td>
<td>Mark Freedman (Toronto)</td>
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<td>1995-96</td>
<td>Janice Payne (Ottawa)</td>
<td>Mark Freeman (Toronto)</td>
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<tr>
<td>1996-97</td>
<td>Rob Giesbrecht (Manitoba)</td>
<td>Mark Freedman (Toronto)</td>
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<td>Connie Grant (London)</td>
<td>Rob Giesbrecht (Manitoba)</td>
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<tr>
<td>1998-99</td>
<td>Connie Grant (London)</td>
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<td>1999-2000</td>
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<td>Connie Grant (London)</td>
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<td>Rob Giesbrecht (Manitoba)</td>
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<td>2001-2002</td>
<td>Ron Danks (Hamilton)</td>
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<td>Peter Leong (Toronto)</td>
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<td>Jamie Bleay (Vancouver)</td>
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<td>Jamie Bleay (Vancouver)</td>
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<tr>
<td>2011-12</td>
<td>Jim McKenzie (S. Sask.)</td>
<td>Janice Pynn (Toronto)</td>
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Reflections

In the early 1980’s I was a young engineer in the Toronto office of Morrison Hershfield (MH). I had been hired by MH in 1974, and for most of the 1970’s I worked in our tower engineering group designing, analyzing and inspecting steel telecommunications towers across Canada. In 1978 I worked under a senior engineer doing my first Technical Audit on a condominium, and in 1979 did my first Reserve Fund Study. I switched my focus from towers to buildings at that time. We had a growing business in the condominium field in Toronto and, by the time CCI started, I was the Manager of Condominium Projects for MH. We were working for a variety of property management firms, one of which was Medhurst Hogg.

David Medhurst and Bob Hogg were entrepreneurs who saw that they were hiring more and more engineering consultants on behalf of their condominium clients, and ultimately hired their own in-house engineers and starting providing engineering services themselves. Another one of their innovations was to organize a national condominium conference, which would have been about 1982. I recall that the conference was a Condominium and Timeshare conference, but I don’t think it took too long for the condominium industry to stand alone, separate from timeshare. I don’t recall which came first, CCI or this conference, but CCI emerged then with, as I recall, David Medhurst as the prime promoter. I recall the conference was well attended and well organized, although I remember giving David a hard time about some of his advertised speakers that were no shows – one was Ralph Klein, who was Mayor of Calgary at the time and later, or course, Premier of Alberta.

I got involved because condominium was what I did. There were a lot of condominiums built in the Greater Toronto Area (GTA) during the 1970’s and 1980’s, and they needed engineering services for Technical Audits, Reserve Fund Studies, investigation of various building performance issues, repairs, and restoration. CCI was the focal point for the industry (as well as ACMO which also started about then). CCI was a National Association, but MH at the time had only one office, in Toronto, so our interest was working with CCI in the GTA. Our vision for MH/CCI didn’t go much beyond the GTA then.

Although my vision and the vision of MH did not extend beyond the GTA when CCI started, it has since expanded. Both MH and CCI have grown over the years, to where both have a presence across Canada. I have been an active member in the Toronto, Calgary and Edmonton Chapters, have been on the Board in Calgary, Edmonton and National, as well as serving on various committees and spoken at numerous conferences and seminars, and it has all been worth it. I have enjoyed my 30 year association with CCI. It has exceeded my expectations.

I have had the pleasure of meeting and working with many of the people who have contributed significantly to CCI, too numerous to mention and also fearful of missing someone. But my most memorable character would be the person that laid the foundation – David Medhurst. Where is he now?

CCI’s Growth and Progress

In April 1983 the CCI consisted of 150 members (89 professional, 40 condo corporations, and 21 general members) and the Board approved the establishment of an Ottawa Chapter.

In June 1983, CCI hired its first Executive Director, Ms Sharon Weldon, to assist with the management of the day-to-day activities of the Institute. CCI now had three chapters - North Alberta, Ottawa, and British Columbia - and was rotating its popular seminar, “The Five Point Plan for a Successful Condominium” to various cities across the country.

By September, the CCI Review (CCI’s monthly newsletter) listed Chapters in British Columbia, North Alberta, South Alberta, Ottawa and the Southern Ontario Condominium Association.

At the October 1983 AGM CCI Chapters from BC, North Alberta, Manitoba and Ottawa spoke on their activities and reported that chapters were proposed in Halifax, Kingston and Montreal. The Toronto Chapter was established in November 1983 and was called the “Central Ontario Chapter, or “COC”.

CCI moved into formal space for its Head Office at 4800 Dufferin Street, Toronto.

In 1984 CCI had over 350 members and developed its first Associate of the Condominium Institute (ACCI) comprehensive examination for candidates seeking professional status with the Institute. The institute grandfathered professional members with the ACCI, without an examination, up until December 31, 1983.

At the 1984 AGM the various chapters all reported (BC, North and South Alberta, Manitoba, Central ON, Ottawa) and liaisons with other groups also reported - Southern Ontario and Halifax. At that time, Halifax stated it didn’t want to become a chapter because of its limited market and only having 17 members.

In October 1984 CCI retained a lawyer to submit a joint brief, with ACMO, to Revenue Canada regarding a special ruling under the Income Tax Act for condominiums to be exempted due to their non-profit status to allow reserve funds to not be taxable. CCI and ACMO were successful in this endeavour and the subsequent Technical Bulletin February 20th stated residential condominiums should be filing their corporation’s income tax as a non-profit institution.
1985 was a year of growth and challenges: while the Central Ontario Chapter was decertified as a CCI Chapter, the liaison group Southern Ontario Condominium Association (SOCA) changed its name to the Golden Horseshoe Chapter and became certified as a chapter under CCI. In October, Saskatchewan was certified as the newest CCI Chapter. Toronto and Area Liaison became a subcommittee of the National Board, and reported at Board and Annual General Meetings.

In September 1985 the CCI restructured to have the administration of membership transferred to the Chapter level. Chapters were given more autonomy by being responsible for solicitation of membership, collection of membership fees, maintaining membership lists, membership renewals and submitting a membership fee, per member, annually to the National Office.
In 1986 CCI President Alan Rosenberg announced plans to develop a system of professional standards to enable practitioners to achieve the ACCI designation. The Board also decided to draft an amendment to Bill C-20 which had recently passed through two readings of the House of Commons but discriminated against condominium owners – by denying unit owners the right to operate SMATV systems in the corporations unless they agreed not to redistribute signals. As of January 1986 CCI was able to report final reading of the bill had been postponed.

On February 21, 1987 the Saskatchewan Chapter held its first seminar – MURBS and Saskatchewan Condominiums.

At the 1989 Annual General Meeting, Toronto and Area was no longer a committee of National but was certified as a separate CCI Chapter. By September, 1989 CCI listed Chapters in North Alberta, South Alberta, Manitoba, Golden Horseshoe, Kitchner/Waterloo and Ottawa.

In the Spring of 1990, the National Chapter of the Year Award was renamed the Lorne Young Chapter of the Year Award, in recognition of the untimely passing of the CCI National Chair, Lorne Young for his dedicated service to CCI and the Manitoba Chapter.

By winter, 1990 CCI Nova Scotia (Atlantic) had become another Chapter. Saskatchewan was also a Chapter by this time. Kitchner/Waterloo was struggling and was disbanded. Toronto Chapter held its first annual AGM.

In December, 1991 the CCI had over 847 members across the country.

In June 1992 London was officially certified as a new CCI Chapter.

In April 1994, in an effort to make CCI a truly national organization, CCI held its first national Board meeting outside Toronto. The South Alberta Chapter hosted the meeting in Calgary, held in conjunction with their Chapter Conference and trade fair. This meeting became the inaugural mid-year meeting and education event of the national board.
Around this time, CCI also began to develop a professional relationship with the Community Associations Institute (CAI), its sister organization in the USA. Various national and chapter representatives began to attend and speak at CAI functions in the US.

In May 1995 the Nova Scotia Condominium Association was approved as the new Atlantic Chapter of CCI. The same month the Canadian Institute of Chartered Accountants brought in proposed new guidelines for condominium common assets to be capitalized and depreciated which would have had tremendous implications for condominium auditors' reposts to be 'qualified'. At that time, common elements were not included in financial statements as they are owned by unit owners. CCI lobbied through October '95 with the Canadian Institute of Chartered Accountants and was able to have the proposed changes to new reporting recommendations, which would have cost thousands of dollars to condominium management, withdrawn.

In October 1996, CCI's "A National Vision" Long Range Planning Report was produced by the National Strategic Planning Committee. The same month, CCI approved a new North Saskatchewan Chapter and, in the following month, approved Regina Area Chapter as a CCI Chapter.
In 1997 the National Education Committee expanded the professional categories for the ACCI designation, to include appraisers, certified engineering technicians, architects, and land surveyors. CCI expanded its National Website to include the virtual boardroom, historical documents, and Rooftop - members only section/discussion forum. This website was rebranded and redesigned in 2007.

The CCI National Board, in the fall of 1997, developed and adopted the 'Mission Statement' for the Canadian Condominium Institute, still displayed on the CCI website.

The first CCI National Awards Dinner was held in November 1998 and the Institute's first Fellowships were awarded for meritorious service to the condominium industry or to CCI. Ron Clarke, Hugh Falconer. Don Kramer, Larry Beeston, Mark Freedman, Gerry Hyman, Ailean Reed, Penman Smith, Connie Grant, and Patrick Cassidy were the first Fellows of CCI (FCCI). CCI decided to join the information superhighway and published a website. The spring meeting was held in Halifax.
Reflections

I got involved at the very beginning as the industry needed a forum where Condominiums can network.

My vision, being an accountant, was to educate directors on how to run a Condominium, like a small business and think about all the owners that are living in the condominium, i.e. “what’s good for the Condominium is good for you and what is good for you may not be good for everyone”.

As it evolved, education of Directors has become one of the most important areas and has more than met my expectations.

One memorable moment was the establishment of the Toronto Area Chapter after the National Office took control when it was failing. Several people got involved to take over the reins and make it the success it is today.

Yehudi L. Hendler, Y.L. HENDLER LTD.

In 1999 a new national award was developed, "The Distinguished Service Award", to recognize contributions made at the chapter or national level, for individuals who, by their volunteer work or other achievements have brought distinction to CCI. The first recipients were: Jo-Anne Hamilton, Anne Merry, Mary Barber-Villeneuve, George Shirton, Philippe Grignon, Michael Darracotte and Gordon Dick.

June 1999 the ACCI exam format was revised to be consistent across the country. The content was to be revised over the next few years to incorporate new provincial condominium Acts as they became proclaimed.

The CCI Executive, under President Patrick Cassidy, held its first planning retreat in January 2000, to restructure the organization with valid working committees, succession planning for officers, and defined roles and responsibilities for officers. This planning session was so successful and integral to the operation of CCI it was recommended to be continued every two years.

In the fall 2001 the CCI Executive travelled to BC to initiate discussions on reactivating a BC Chapter. At the 2001 Annual General Meeting, CCI approved the certification of two new chapters – the Huronia Chapter and the Windsor-Essex Chapter. The new professional category of 'Reserve Fund Study Provider' was added to those eligible for the ACCI designation.
At the Spring 2002 National Board Meeting in Saskatoon, the Board held the first educational Chapter Clinic for members of CCI chapters and National Directors on "Effective Newsletters" and "Membership Generation". The chapter board members found the presentations and the networking that took place very informative and it was endeavoured to include Chapter Clinics in the Spring and Fall Board meetings whenever possible.

The CCI Northwestern Ontario Chapter was certified as a new CCI Chapter. The Board also adopted the "Code of Ethics for Board of Directors of CCI" and revised the new 'Chapter Guidelines'. As well, the Board approved the new ACCI designation for 'Alternate Dispute Resolution'.

The CCI Vancouver Chapter was up and running and was approved by the Board in September 2002. In the fall, President Danks and Chairman Cassidy attended a seminar in St. John’s and began the chapter founding process in Newfoundland and Labrador.

In November 2002, the Canadian Condominium Institute celebrated its 20th anniversary at the AGM and Annual National Awards Dinner.

As part of the November Board meetings, a facilitator was brought in to hold a long range planning session with the members of the National Board. At this same Board meeting, the ACCI Task Force brought in fundamental revisions to the ACCI program. Professional members could now hold ACCI designations in more than one professional field and all ACCI members would now have to apply for designation renewal every two years fulfilling the required voluntary continuing education requirements. The Board also approved a consistent format for educational programs across Canada – a 3-tiered approach. CCI also launched a new national newsletter event, Condo Cases Across Canada, edited by James Davidson, LLB., ACCI, FCCI.

As of June 2003, CCI welcomed as its 15th chapter, St. John’s, Newfoundland. In the Spring of 2003 the CCI had more than 3,000 members servicing more than 150,000 condominium homeowners from coast to coast. The Government Relations Committee (former Planning Committee) launched a new initiative to host an annual meeting of all provincial and territorial government administrators and representatives responsible for condominium legislation. Three government reps attended that first meeting. By 2011 ten representatives were attending the meeting, along with representatives of the Community Associations Institute (CAI), and the meetings were occurring twice per year.
Invitation to the Inaugural Luncheon Meeting – CCI National Directors and Provincial Government Representatives

There are an estimated 2.3 million condominium units in Canada recognized as one of the fastest growing segments of the housing market. The Canadian Condominium Institute (CCI) is a national organization representing the many varied interests of the condominium industry in Canada. In fact, CCI is the only national organization dealing exclusively with condominium issues affecting all of its participants. We are a non-profit corporation with 14 chapters throughout the country, representing over 300,000 unit owners.

In its 20 year history, CCI has been able to provide its members with practical comparisons for the different provincial Acts and has provided input into legislative reform in many of the provinces across Canada. As our membership resides in all parts of Canada, we have found the need to meet face-to-face periodically throughout the year. We are meeting November 6, 7 and 8, 2003... As a segment of these meetings, we have scheduled a luncheon meeting for our National Directors and provincial government representatives for Saturday, November 8, 2003 from 11:30 am – 2:00 pm at the hotel to discuss various issues relating to the condominium industry. Accordingly, we invite you to join us and take part in what we hope will be the first of regular meetings in the future that will foster ongoing working relationships with each provincial agency charged with the application of relevant legislature and overseeing the development, construction, ownership and management of condominiums. Provincial representatives from Alberta, Newfoundland and Nova Scotia have already expressed their interest and have made commitments to meet with us. Your participation would be held in the utmost regard and we are confident that much will be learned and taken from this gathering.

In 2005 CCI held its first National Professional Insurance Symposium, to open a dialogue with the insurance industry. A second symposium titled ‘Human Rights are Everyone’s Responsibility’ was held in both Regina and Toronto in 2007.

The CCI board completed media training. With the Toronto Chapter, CCI developed a National Code of Conduct for CCI Directors- applicable to all Condominium Boards. It also adopted its slogan statement “Voice of Condominium”, which applied until the more current rebranding to “Condo Connection”. CCI developed a National Privacy Policy- applicable to Chapters and Condominium/ Strata Corporations and conducted sessions to acquaint the Board and Chapters with the privacy legislation.

The National Condominium Primer was first published in October 2006 to become a single source of basic condominium information. In 2010, CCI republished this document as the ‘Canadian Condominium Legislation: A Coast to Coast Comparison’.
2007 was another anniversary year for CCI – this time a quarter of a century!
2008 was another busy year. CCI began the process of redesigning its governance structure to create a more flexible and modern organization.

By 2010, CCI recognized the diversity of its members and Chapters. The national board approved the creation of two tiers for the Lorne Young Chapter of the Year Award, one for large chapters and one for smaller chapters.

In 2011 CCI had 16 Chapters, with ability to represent members and condominium participants in every province and territory. The National Executive was delighted to announce the formal creation of the New Brunswick Chapter. This was a thoughtful process with the local committee headed by Phil Williams, that would further expand CCI’s role in serving the condominium community. A Chapter Governance Workshop provided an interactive forum to reflect on the needs of the chapters and how the National Executive and its committees could assist. CCI relaunched the ACCI designation.
Reflections

It must have been sometime in the summer of 1982 that I received information relating to the convening of the first country wide conference of the Canadian Condominium Institute in Toronto. By that time, I had been involved with condominium law in Calgary since August, 1966, when the Alberta Condominium Property Act was first passed by the Alberta legislature. I was somewhat skeptical and a little hesitant about travelling to the far East to witness the birth of an unknown and untested organization. When the second event rolled around, I could no longer resist the temptation to discover what the rest of the Country was doing with this unique concept, particularly from a legal perspective and, besides, good reports had filtered back to me about the success of the first conference.

The condominium adventure was enjoying substantial success in Alberta in the early 80’s and a small group of like-minded individuals (including my good friend, Don Kramer) were anxious to meet lawyers from other Provinces and share experiences and legal developments with them. My hope of joining a “linked in” network of condominium lawyers stretching from Vancouver to St. John’s was soon realized and continues to this day, once more thanks largely to the efforts of lawyers like Don Kramer and Jonathan Fine.

During the first twenty years of its existence, the CCI more than met my expectations and, in appreciation, I attempted to give back by participating in many panels at many conferences. Unfortunately, my communications with the CCI on both a National and local basis have diminished over the past decade, but I still attend quarterly meetings of a Calgary Condominium Lawyers Luncheon Group which I founded under the aegis of CCI when I was President of the Calgary Chapter back in the 80’s.

Most of my memorable moments involve my association with David Medhurst, who was, in my opinion, the singular driving force behind the success of the CCI…and who was sufficiently inspired to have his Condominium Magazine name me as its Man of the Year in 1986 (receiving the first FCCI designation with Hugh Faulkner wasn’t bad either).

Ron Clarke, FCCI

Congratulations!
The National Board of Directors and Volunteers

The Canadian Condominium Institute would like to thank the thousands of volunteers, coast to coast, who have made the CCI what it is today. CCI salutes those individuals who have served the Institute on the National Board of Directors.

Agnew, Brynice
Allison, Jim
Atkinson, Jim (5+)
Babensee, Robert (5+)
Baker, Phyllis (C)
Barber-Villeneuve, M (15+)
Bateman, Marc
Beeston, Larry (10+)
Bleay, Jamie (10)
Boelke, Judith
Cassidy, Pat (15+)
Clarke, Ronald (5+)
Cody, Gina (10+)
Connelly, Al
Conrad, Carol
Cooper, Sandi (10+)
Cooper, Ted
Coulter, Kim (5+)
Danks, Ron* (15+)
Davidson, Jim (5+)
Davidson, Shari
Delano, Howard * (5+)
Deo, Mario
Dun, Sharon
Duncan, David (5+)
Edge, Randall (5)
Ernst, Patsy (10+)
Evans, Bob
Falconar, Hugh* (10+)
Farley, Michele
Findlay, Neil
Fine, Jonathan (C) (10+)
Forbes, Doug (5)
Freedman, Mark* (10+)
Furlong, Edward (C)
Giesbrecht, Rob (15+)
Goyette, Paul
Gregg, Brendan
Grant, Connie (10+)
Haab, Karl (C)
Haidenger-Bains, Pamela

Hendler, Yehudi (C) (15+)
Herle, Jamie
Hire, Richard (C)
Hobson, Larry
Hodis, Sonja
Holmes, Larry
Howes, Deborah (15+)
Hyman, Gerry (15+)
Jaeger, Nick (C)
James, Betty
Jeffray, Bill
Jones, Betty
Juffs, Jonathan
Kaechele, Lauretta
Karr, Stephen (5+)
Kelly, Bob (5+)
Kendall, John
Korman, Harvey (C)
Kramer, Don (C) (10+)
Laxer, Elliot
Lecours, Jane
Leong, Peter (20+)
Lipson, Edie (5+)
Littlefield, Terry (C)
Loeb, Audrey
MacKenzie, Jim
Maloney, Jutta (C) (5+)
McAndrew, Elaine (C)
McNeill, Douglas (5+)
Medhurst, David (C)
Mcllroy, Edward (C)
Millowitz, Stuart (C)
Muller, Paul (5+)
Newton, William (C)
Oakes, John (5+)
Oliver, Charlie (5+)
Payne, Janice (10+)
Peart, John (10+)
Penney, Geoff (5+)
Peter, Don (10)
Pilish, Andre (C)
Renaud, Claud (C)
Reynolds, Karen
Reschny, Ambrose
Ridout, Peter
Ritchie, James
Rosenberg, Alan
Rosenberg, Alvin B (C)
Rosenberg, Mickey (5+)
Rosenboom, Gerrit
Roy, Lucien
Sabottka, John
Schier, Elizabeth
Scott, Barry (5+)
Shanks, Doug
Sills, Dan
Smethurst, Robert (C) (5+)
Smith, Penman * (C) (10+)
Speigel, Syd
Spurr, Christopher
Stein, Doug (10)
Stefanuk, Jason
Stickler, Alan (C)
Sutfin, Keith (C)
Tait, Randy
Taylor, Robert
Terrill, Mark
Thakore, Chetan (10+)
Thielen, Andrea (5+)
Thompson, Bill
Thompson, Evelyn (5+)
Thompson, Park (5+)
Tyerman, Peter
Van de Walle, Ben
Wallace, Jim
Warren, Jim
Warren, John
White, Bernice* (10+)
White, Stan
Williams, Patrick
Williams, Phil
Wilson, Ray (5+)
Harris, Peter (5+)
Harris, Stephen (5+)
Harrower, Joan
Hart, Barbara
Heathcote, Randy

Porteous, Janet
Porter, Bart
Pynn, Janice (10+)
Radons, Vicki
Rees, Gordon

Winter, Bernie
Young, Lorne *

* Deceased
( C) Charter National Director
Reflections

I became involved with CCI in 1994 – I was living in a condo and working as a professional in the industry (Insurance Appraisals for Condo Corporations and later Reserve Fund Studies). I noted a real lack of information/knowledge about condominium in our marketplace (Saskatoon and Saskatchewan) and asked some property managers locally what we can do to promote more education and we arrived at CCI. At that time CCI was just getting off the ground in Saskatoon and was a small but energetic group. I became involved immediately given the opportunity to plug into a National network that we could rely on to develop education for condo owners and professionals, of which I was and still am part of both.

My vision for CCI was local: a focused chapter on Education and some elements of government lobbying to improve legislation. That has certainly happened. In 1994 we had 14 people attend our first few seminars – today we routinely have 100 to 200 attendees for North Saskatchewan Chapter seminars.

From a national perspective my expectations were always met; you got to “plug into” some dynamic and engaged professionals and learn from the experience of others on a personal and professional level. I believe that has helped SK in re-vamping its Act two times since 1994 and we are in the process of consultation for a 3rd re-vamp currently. Members of our local board have been invited to participate in the consultation processes and thereby bringing the National perspective (i.e. “lessons learned in other jurisdictions”) to the table here.

My memorable moments and persons are tied together – I have 2:

Meeting Don Kramer for the first time at the National meetings in Toronto in 1994 or 1995- he and Larry Clark and Yehudi Hendler were having a passionate debate (topic I cannot remember), however the personalities and the passion that they had for the condominium industry really struck me

Pat Cassidy speaking at the Semi-annual meetings in Saskatoon in 2002 – Pat did a presentation on by-laws that included a case study on a woman running a brothel out of her condo unit.

Chetan Thakore, Suncorp Valuations
Then to Now

30 years of carrying out its founding objective - being first ‘the voice of condominium in Canada’ and later ‘the condo connection – coast to coast’.
National Awards

Canadian Condominium Institute Hall of Fame

In 2004 CCI created the Canadian Condominium Institute's Hall of Fame. The Hall of Fame recognizes the outstanding and substantial contributions of a very limited number of members. An inspiration for the award came from its first recipient, Gerry Hyman.

Since its inception in 1982, the Canadian Condominium Institute has relied on the philanthropic and volunteer spirit of its members for the Institute's leadership, growth and success. CCI has many condominium "heroes" in its midst. Among those who give their time and efforts on behalf of the Institute and the condominium community, there are some whose star shines brighter. It is these extra-ordinary individuals whom the Institute acknowledges as inductees to the Hall of Fame.

Inductees into the CCI Hall of Fame will be and have been members in good standing of CCI for no less than ten years who adhere to the CCI code of ethics. They will have made substantial contributions to the Institute or the condominium community, usually locally, provincially, and nationally. Inductees will have served the Institute at the national and chapter level, serving on either the board or a committee. In keeping with the pre-eminent nature of this award, they will have conducted their affairs in a professional and humanitarian manner. The induction may occur posthumously in which case the recipient must have fulfilled these requirements prior to the date of death.

To date, in keeping with the significant nature of this award, CCI has inducted only three members into the Hall of Fame.
2004 Inductee

Gerry Hyman, Q.C., LL.M., ACCI, FCCI

Gerry Hyman is the first inductee into the Canadian Condominium Institute's Hall of Fame. He is a Toronto lawyer, practising in the corporate / commercial field with emphasis on condominium law.

In November, 1982 Gerry joined CCI as a founding member. Since then he has been a professional member in good standing, receiving the designation of Associate of the Canadian Condominium Institute (ACCI) in 1983. In 1998 Gerry was awarded the status of Fellow of the Canadian Condominium Institute for his lengthy and outstanding service to the industry. Gerry served on the National Board from its inception until his resignation in late 2002. He was CCI's National President during the 1988 - 1989 term. He has been CCI's Executive Vice President and has participated on many committees, as chair or committee member. Gerry continues as an active member of the National Constitution Committee. We frequently see Gerry as a legal panellist at the annual condominium conference.

Provincially, Gerry played an active role in meetings with Ontario government representatives and in the preparing briefs from CCI and a joint committee of CCI and the Association of Condominium Managers of Ontario in regard to the new Ontario Condominium Act. He has written numerous condominium articles and is the author of the Ontario "Condominium Handbook" published by CCI. Gerry has lectured and conducted seminars in condominium law for the Law Society of Upper Canada, the Canadian Bar Association, the Canadian Condominium Institute, Humber College and Condominium Magazine. He is a regular contributor to the "Ask an Expert" column in the Condominium Living section of the Toronto Star. For a number of years, Gerry was a member of the Arbitration and Mediation Institute of Ontario Inc.

In the words of Deborah Howes, President, "Gerry Hyman knew that wisdom and stability comes from those who have been there before. He had the vision to become a founding member of CCI and the dedication to stay on the National Board as it grew into a strong national organization. He became our statesman on the National Board and provided us with the insight of experience at times when we would have floundered. He has been a role model for many new directors and a mentor to both new and experienced directors. Gerry's experience, patience, wisdom, professionalism tempered with compassion and his volunteer commitment to the Institute and the condominium industry across Canada make him the ideal model for the Hall of Fame inductees who will follow in his footsteps. Congratulations Gerry and thank you for all the hard work."

2005 Inductee

Hugh Falconar, AIIC, ACCI, FCCI

For almost 20 years, Hugh (along with his wife Jean) operated Falconar Insurance Associates Ltd., brokerage and consulting firm, and became, in the words of Sandi Cooper "a guru when it comes to insurance". Initially Hugh began his career as an account executive of Osler, Hammond & Nanton Limited in 1961 which through evolution and merger became Reed Shaw Osler, Reed Stenhouse and eventually AON Corp. They sold the brokerage in 1996.
Now when one thinks of a guru, one might conjure up images of snake charmers and the like. Perhaps that is due to Hugh's infamous "standard crawl out clause" which in effect, if inserted in an Insurance Policy allowed an Insurance Company to avoid paying out any claims (fortunately Hugh did not try such a stunt). Rather, Hugh has become legendary in, not only Alberta, but the entire country when it comes to condominium insurance.

That Hugh was prepared to share his knowledge with others is an understatement. He was a frequent conference speaker, both nationally and provincially, and has written widely on the topic of Insurance.

Hugh was actively involved in the amendments to the Alberta Condominium Property Act that were eventually proclaimed in September of 2000. Indeed he caught a serious problem with respect to the condominium insurance regulations, which if gone unchecked could have lead to some very interesting results. Fortunately, the Government closed the "loophole" that Hugh discovered.

As an Insurance Broker, Hugh had a substantial portfolio of condominium corporations but he also represented the insurance needs of a number of municipalities, including some in what is now Nunavut.

Now, Hugh is not known as being a boisterous soul. In fact, he is rather quiet and unassuming, however, he has made a huge contribution to the condominium community. One could say his involvement in the industry spans an ocean of accomplishment. In 1983 he was awarded the designation of Associate of the Canadian Condominium Institute (ACCI) and was also made a Fellow of the Canadian Condominium Institute in 1998. He was an Associate of the Insurance Institute of Canada (AIIC). Hugh served on the Board of the North Alberta Chapter as the Education Coordinator for many years. He was also on the National Board from 1984 to 1997, serving on the National Insurance Committee. Hugh was a Founding Member of the North Alberta Chapter and was made an Honorary Member of the North Alberta Chapter in September, 2004.

A proud moment for Hugh was when he obtained the Supreme Court of Ontario Justice Honourable Alvin Rosenberg’s signature to the document enabling CCI to form l’Institut Canadien des Condominiums. This was especially a proud moment as Hugh was born and raised in Quebec. The Honourable Mr. Rosenberg was one of the movers and shakers that had a lot to do with the formation of CCI.

Hugh taught condominium insurance for CCI for many years. Besides writing numerous articles on condominium for such publications as In·Site, the North Alberta Chapter journal, his articles have appeared in ACMO's Condominium Manager and CCI's Review. His prescriptions are found in the Alberta Condominium Act of 2000, and its predecessor, and in the Condominium Property Act Regulation. He took the trouble to write "Manuscript" insurance policies, custom composed insurance contracts especially tailored to the client's needs, as opposed to standard insurance policy forms. As one happy client said, "Hugh sheds a ray of bright sunshine on the subject of insurance." [George Walker, P. Eng., A.L.S. of Walker Consulting Group]

Hugh was not content to give only to condominium; his volunteer work spread into the broader community. Hugh is a past president of the Canadian Club of Edmonton, a past Regional Vice President, Alberta, of the Association of Canadian Clubs, a Past President of the Rotary Club of Edmonton Strathcona. He is a Paul Harris Fellow of Rotary International. Hugh is a Chartered Insurance Professional (CIP), a designation of the Insurance Institute of Canada.

On a more personal note, Hugh is the grandfather of seven, the father of three and has been the husband of two, along with being the "pappie" of two dogs as well. Hugh has been a great educator,
always willing to share his experience and knowledge with others and, most of all, a friend to a great number of us in CCI.

2009 Inductee

MARK FREEDMAN, LL.B., FCCI

We are pleased to nominate for induction into the CCI National Hall of Fame, Mark Freedman. It is an honour to remember Mark, who was a friend to many and a pillar in the condominium community at large.

Mark was an individual who embodied decency, integrity, leadership and professionalism. He gave generously of his time to CCI and his impact with this organization continues to be felt to this day. He was a founding member of CCI and served on its national board of directors from 1986 to 1997. He also served first as President and then as Chairman of the CCI National Board of Directors from 1993 to 1997 and received the FCCI designation in 1998.

Mark began his legal career at Macauley, Lipson, moving to Gordon, Traub & Rotenberg in 1982, where he established himself as a leading expert in condominium matters. In 1988 the Condominium Magazine named Mark its "Condominium Man of the Year". In 1992, Mark Freedman was instrumental in founding the law firm of Harris, Sheaffer.

Mark had numerous legal achievements. He was certified as a specialist in real estate law and was qualified as an expert witness in the area of condominium law in proceedings before the Ontario courts. He was qualified as an arbitrator and mediator and was involved in the registration of over 500 Condominium Corporations. He, with others, contributed greatly to the legislative process amending the Condominium Act. Mark co-wrote with his friend and colleague, Harry Herskowitz, the seminal textbook on the Condominium Act, in Ontario, entitled Condominiums in Ontario – A Practical Analysis of the New Legislation. He wrote numerous articles, presented papers and lectured. He was a great teacher and mentor to countless lawyers and other professionals who would call him seeking his sage advice on their condominium issues.

Mark was one of the leading lights in the condominium industry and has left a lasting imprint on many people who had the privilege of knowing him.
Lorne Young "Chapter of the Year Award"

Each year CCI chapters compete for the ‘Lorne Young Chapter of the Year’ distinction and plaque. The award goes to the chapter providing the most benefit to its members while exceeding the minimum requirements in all areas of chapter re-certification requirements.

The award is named in honour of a CCI past National Chair, Lorne Young. Lorne’s dedication to the condominium industry and to CCI is reflected in a national award that bears his name. The Lorne Young Chapter of the Year Award is presented annually to the Chapter that best reflects Lorne’s high standard of service to members.

LORNE YOUNG

Shortly after the National Canadian Condominium Institute was formed in Toronto, this young man with boundless energy was the motivating force in the formation of the Manitoba Chapter. Lorne Young, a Winnipeg property manager, provided financial support, a positive attitude and tireless devotion to the cause.

Lorne’s introduction to condominiums began in the late 1970’s while employed with Adway Sales and Marketing when he was given the task of handling the condo conversion of a large apartment complex. Lorne worked closely on the project with Bob Smethurst, a founding member of the Canadian Condominium Institute.

Shortly after the conversion was completed, Lorne and Bob came to the conclusion that Manitoba and Winnipeg needed an organization to lobby for legislative reforms and to provide education for those involved in the condominium industry including developers, managers, condo corporation directors/owners and professional groups. The organizational details were worked out and tailor-made for Manitoba in a series of additional meetings with other interested parties and one of Lorne’s dreams was accomplished with the formation of the Manitoba Chapter of the Canadian Condominium Institute in April 1984.

During this time, Lorne realized another dream with the creation of SMI Sunridge Management Inc. SMI managed a large portfolio of condominiums and other properties across Western Canada while he was an owner and President of the firm. The SMI portfolio was eventually acquired by O&Y Enterprise Real Estate Services.

Lorne Young served as Vice President for the first two years after the incorporation of CCI Manitoba and then succeeded Bob Smethurst as President from 1986 to 1989. He was also on the National Board of CCI and was National Chair from 1989 until his tragic death in a snowmobile accident.

Lorne Young’s accomplishments while President of the Manitoba Chapter included:

1) The establishment of a special tax classification for owner/occupied condominiums
2) Development of CCI education courses in Manitoba
3) 75% increase in Manitoba Chapter membership
4) Initiation of the CCI Manitoba newsletter

A SUDDEN END

At the 1989 Annual Conference, Lorne Young, having completed his participation in the Conference, was seen asking if he could get home earlier than awaiting the closing ceremonies. He subsequently phoned the airline to see if he could and when confirmed, he flew home on the earlier flight so as to be able to spend more time with his family.

Unfortunately he suffered his tragic death in a snowmobile accident on January 28th, 1990 at the age of 36 years.

Sources: Larry Beeston, F.C.C.I., Rob Giesbrecht, F.C.C.I., Hugh Falconar, F.C.C.I.
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<tr>
<td>Oct 11/90</td>
<td>1989-90</td>
<td>Tier 1: Nova Scotia Chapter</td>
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</tr>
<tr>
<td>Sept 22/89</td>
<td>1988-89</td>
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<td>Sept 24/88</td>
<td>1987-88</td>
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<td>Oct 30/87</td>
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<td>Oct 18/86</td>
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<td>Sept 28/85</td>
<td>1984-85</td>
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<td>Tier 2: Manitoba Chapter</td>
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</tbody>
</table>
H. Penman Smith Award of Excellence

In November 2001 CCI awarded this brand new award, for the most outstanding newsletter made possible by the CCI Golden Horseshoe Chapter, in honour of one of CCI’s founding members, Penman Smith. The annual award goes to the CCI chapter with the best newsletter in any given year.

<table>
<thead>
<tr>
<th>AGM Date</th>
<th>Year of Award</th>
<th>CCI Chapter - Newsletter of the Year</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>2010-2011</td>
<td>Tier 1: Nova Scotia Chapter</td>
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<td>Tier 2: Toronto Chapter</td>
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<td>2009-2010</td>
<td>Golden Horseshoe Chapter and Manitoba Chapter</td>
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<td></td>
<td>2008-2009</td>
<td>Toronto Chapter</td>
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<td>2007-2008</td>
<td>North Alberta Chapter</td>
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<td></td>
<td>2006-2007</td>
<td>Manitoba Chapter</td>
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<tr>
<td>November 2006</td>
<td>2005-2006</td>
<td>Toronto &amp; Area Chapter</td>
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<td>November 2005</td>
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<td>November 2004</td>
<td>2003-2004</td>
<td>North Alberta Chapter</td>
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<td>November 2003</td>
<td>2002-2003</td>
<td>Toronto &amp; Area Chapter</td>
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<td>November 2002</td>
<td>2001-2002</td>
<td>Golden Horseshoe Chapter</td>
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<tr>
<td>November 2001</td>
<td>2000-2001</td>
<td>Toronto &amp; Area Chapter</td>
</tr>
</tbody>
</table>
In Memoriam

Penman H. Smith
(1911-1992)

It is with great sadness that we bid farewell to our dear friend Penman Smith who passed away on Wednesday, January 30, 2002 at the age of 91.

Penman was born on November 11, 1911. He was Head Cadet at St. Andrews College in the 1920's and went on to serve as a R.C.A.F. Flight Lieutenant during WW II. After the war he became the Vice-President of Mohawk Mills in Hamilton and eventually a civil servant. Pen was a founder and builder of the Aldershot Presbyterian Church, an Elder Emeritus and Clerk Session for 35 years as well as a founding member of the church's choir.

Pen was involved with the condominium community for over 25 years. In 1973, he and his wife, Haldis, purchased a condominium in Burlington. Pen ran and was elected to his condominium's first Board of Directors and helped steer the condominium through its first few years of existence. He helped to form the Association of Halton Condominiums and later the Southern Ontario Condominium Association, ("SOCA"). In 1979, the Ontario government created a provincial organization called Condominium Ontario and Pen became its President in 1980. When that organization was subsequently dissolved, Pen, along with a handful of other dedicated volunteers, founded the Canadian Condominium Institute on October 25th, 1982.

SOCA was wound down and became the Golden Horseshoe Chapter of the Canadian Condominium Institute. Pen was elected the first President of the Chapter and remained in that position for over 10 years. In 1984, he was named the first "Condominium Man of the Year" by Condominium Magazine. In his role as a national director Pen developed CCI's first Directors' Course. Pen also generously donated his time to help those involved with the creation of the London and Area Chapter of CCI. The National Board made Pen an Associate of the Canadian Condominium Institute (ACCI) in recognition of his involvement with the creation of the organization. He was subsequently elevated to a Fellow of the Canadian Condominium Institute in 1998, the highest honour CCI can bestow, in honour of his outstanding contribution to the Institute and the condominium community. Upon his retirement from the Golden Horseshoe Board he was made a Director Emeritus and honorary lifetime member of the chapter.

In 1988, Pen wrote and published "A Layman's Guide to the Condominium Act" in what turned out to be a very successful attempt to demystify the Condominium Act. He also began writing a column for two local newspapers called "Condofax" which ran for over 10 years. Pen subsequently compiled many of his columns and published them in a book called "A Guide to Condominium Living". During his tenure with the Golden Horseshoe Chapter Pen was also the editor and, more often than not, the chief contributor to the Condo News. To recognize Pen's contribution to our chapter and to CCI generally, the Golden Horseshoe Chapter, in conjunction with the National Board of Directors of CCI, created the "Penman H. Smith Award" to be awarded annually to the CCI chapter that produces the best newsletter of the year.

Pen was a true friend and mentor to many of us in CCI. He was always ready to volunteer for the next seminar or course. He gave freely of his time to help others in the condominium community and was always cheerful when answering the innumerable phone calls and letters from condominium board members and homeowners asking for his advice. Pen's long-term commitment to CCI, and the man himself, are best illustrated by his own words, "To me it is most encouraging to be a part of a movement whose ideals are rooted in the welfare of others. I only hope that I may continue to participate in the warmth and fellowship which animates this activity."

Pen will be greatly missed by his wife Haldis, his sons and daughters-in-law, Robin and Diana, David and Rolande, Jonathan, and his grandchildren, Timothy and Juliana.

On behalf of the National Board of Directors of CCI, the Board of Directors of the Golden Horseshoe Chapter as well as the Board of Directors of each of our Chapters across the country and all of your friends in the condominium community, thank you Pen, you will be missed.

Ron Danks, President, Canadian Condominium Institute
Fellow of the Canadian Condominium Institute - FCCI

CCI may elevate a current or former CCI professional associate to the status of ‘Fellow’ of the Canadian Condominium Institute. Fellowship was created to recognize and honour associates whose meritorious service to the Institute or to the condominium community best exemplifies the standards expected by CCI of its professional members.

Fellows of the Canadian Condominium Institute

<table>
<thead>
<tr>
<th>Name</th>
<th>Chapter</th>
<th>Date Honoured</th>
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<tbody>
<tr>
<td>Joan Agnew</td>
<td>London</td>
<td>November 2007</td>
</tr>
<tr>
<td>Marc Bateman</td>
<td>South Alberta</td>
<td>November 2006</td>
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<tr>
<td>Larry Beeston</td>
<td>Manitoba</td>
<td>November 1998</td>
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<tr>
<td>Heather Bonycastle</td>
<td>South Alberta</td>
<td>May 2002</td>
</tr>
<tr>
<td>Patrick Cassidy</td>
<td>Atlantic</td>
<td>November 1998</td>
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<tr>
<td>Ron Clarke</td>
<td>South Alberta</td>
<td>November 1998</td>
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<tr>
<td>Gina Cody</td>
<td>Toronto</td>
<td>November 2001</td>
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<tr>
<td>Sandi Cooper</td>
<td>North Alberta</td>
<td>November 2001</td>
</tr>
<tr>
<td>Kim Coulter</td>
<td>Golden Horseshoe</td>
<td>November 2007</td>
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<tr>
<td>Ron Danks</td>
<td>Golden Horseshoe</td>
<td>November 2002</td>
</tr>
<tr>
<td>James M. Davidson</td>
<td>Ottawa</td>
<td>November 2006</td>
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<tr>
<td>David Duncan</td>
<td>Ottawa</td>
<td>November 2001</td>
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<tr>
<td>Hugh Falconar</td>
<td>North Alberta</td>
<td>November 1998</td>
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<tr>
<td>Jonathan Fine</td>
<td>Toronto</td>
<td>November 1999</td>
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<tr>
<td>Mark Freedman</td>
<td>Toronto</td>
<td>November 1998</td>
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<tr>
<td>Robert Gardiner</td>
<td>Toronto</td>
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<tr>
<td>Rob Giesbrecht</td>
<td>Manitoba</td>
<td>November 1999</td>
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<tr>
<td>Bob Girard</td>
<td>Toronto</td>
<td>November 2009</td>
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<tr>
<td>Fran Graff</td>
<td>Ottawa</td>
<td>November 2004</td>
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<tr>
<td>Connie Grant</td>
<td>London</td>
<td>November 1998</td>
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<tr>
<td>Fraser Grant</td>
<td>London</td>
<td>November 2008</td>
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<tr>
<td>Peter Harris</td>
<td>Toronto</td>
<td>November 2007</td>
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<tr>
<td>Joan Harrower</td>
<td>North Alberta</td>
<td>November 2005</td>
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<tr>
<td>Yehudi Hendler</td>
<td>Toronto</td>
<td>November 1999</td>
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<tr>
<td>Harry Herskowitz</td>
<td>Toronto</td>
<td>November 2008</td>
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<tr>
<td>Larry Holmes</td>
<td>Windsor</td>
<td>November 2007</td>
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<tr>
<td>Deborah Howes</td>
<td>North Alberta</td>
<td>November 1999</td>
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<tr>
<td>Gerald Hyman</td>
<td>Toronto</td>
<td>November 1998</td>
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<tr>
<td>Steven Karr</td>
<td>Toronto</td>
<td>November 2005</td>
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<tr>
<td>Robert Kelly</td>
<td>South Alberta</td>
<td>November 2001</td>
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<tr>
<td>William Kerr</td>
<td>North Alberta</td>
<td>November 2004</td>
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<tr>
<td>Al King</td>
<td>North Alberta</td>
<td>November 2007</td>
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<tr>
<td>Don Kramer</td>
<td>North Alberta</td>
<td>November 1998</td>
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<tr>
<td>Michael Lander</td>
<td>London</td>
<td>November 2002</td>
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<tr>
<td>Denise Lash</td>
<td>Toronto</td>
<td>November 2004</td>
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<tr>
<td>Peter Leong</td>
<td>Toronto</td>
<td>November 1999</td>
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<tr>
<td>Edie Lipson</td>
<td>Manitoba</td>
<td>November 2003</td>
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<tr>
<td>David George Medhurst</td>
<td>Toronto</td>
<td>November 1999</td>
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<tr>
<td>Emmanuel Mirth</td>
<td>North Alberta</td>
<td>November 2006</td>
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<tr>
<td>John Oakes</td>
<td>Toronto</td>
<td>November 2006</td>
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<tr>
<td>Richard Pearlstein</td>
<td>Toronto</td>
<td>November 2011</td>
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<tr>
<td>John Peart</td>
<td>Ottawa</td>
<td>November 2003</td>
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<td>Jeffrey Philips</td>
<td>London</td>
<td>November 2005</td>
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<tr>
<td>Colin Presizniuk</td>
<td>Alberta</td>
<td>November 2002</td>
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<td>Janice Pynn</td>
<td>Toronto</td>
<td>November 2003</td>
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<tr>
<td>Ailean Reid</td>
<td>Ottawa</td>
<td>November 1998</td>
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<tr>
<td>Karen Reynolds</td>
<td>Golden Horseshoe</td>
<td>November 2006</td>
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<tr>
<td>Craig Robson</td>
<td>Golden Horseshoe</td>
<td>November 2005</td>
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<tr>
<td>Alvin Rosenberg</td>
<td>Toronto</td>
<td>November 1999</td>
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<tr>
<td>Mickey Rosenberg</td>
<td>Manitoba</td>
<td>November 2001</td>
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<tr>
<td>Name</td>
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<td>Date</td>
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<td>Lucien Roy</td>
<td>North Alberta</td>
<td>November 2009</td>
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<tr>
<td>Barry Scott</td>
<td>London</td>
<td>November 2004</td>
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<tr>
<td>Susan Size</td>
<td>London</td>
<td>November 2006</td>
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<tr>
<td>Pennman Smith</td>
<td>Golden Horseshoe</td>
<td>November 1998</td>
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<td>Andrea Thielk</td>
<td>Windsor-Essex</td>
<td>November 2008</td>
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<td>Bill Thompson</td>
<td>Toronto</td>
<td>November 2010</td>
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<td>Evelyn Thompson</td>
<td>Toronto</td>
<td>November 2010</td>
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<tr>
<td>Barry Widman</td>
<td>Toronto</td>
<td>November 2002</td>
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<tr>
<td></td>
<td>(Posthumously)</td>
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<td>Ray Wilson</td>
<td>Golden Horseshoe</td>
<td>November 2003</td>
</tr>
<tr>
<td>Bernie Winter</td>
<td>South Alberta</td>
<td>May 2003</td>
</tr>
</tbody>
</table>
Distinguished Service Award - DSA

The Distinguished Service Award, (“DSA”) was created to honour individuals who have made an outstanding contribution to the Canadian Condominium Institute or the condominium community either at the chapter or national level. It is a national honourary designation to be awarded to those deserving individuals who, by their volunteer work or other achievements have brought distinction to CCI, exemplify the standards that CCI promotes and serve as a positive role model for others. It is important that, as their peers, we recognize these friends of CCI for the time and effort they have contributed to our organization and community.

DSA Designation is proposed for those who do not fit any professional category. The nominee can only be a non-professional who is not eligible for ACCI. The National Board has the right and ability to present exceptions to the rules where warranted and agreed to by the Board.

Distinguished Service Award Recipients

<table>
<thead>
<tr>
<th>Name</th>
<th>Chapter</th>
<th>Date Honoured</th>
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<tr>
<td>Mary Barber-Villeneuve</td>
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<td>November 1999</td>
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<tr>
<td>Michael Darracotte</td>
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<tr>
<td>Gordon Dick</td>
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<td>Bill Dickson</td>
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<td>Liz Dowd</td>
<td>Ottawa</td>
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<tr>
<td>Patsy Ernst</td>
<td>Nova Scotia</td>
<td>November 2004</td>
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<tr>
<td>Michele Farley</td>
<td>Huronia</td>
<td>November 2005</td>
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<td>Laverne Garrow</td>
<td>North Alberta</td>
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<tr>
<td>Dewey Grant</td>
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<td>May 2002</td>
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<td>Philippe Grignon</td>
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<td>Jo-Ann Hamilton</td>
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<td>Larry Hobson</td>
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<tr>
<td>Evelyn Jonescu</td>
<td>South Saskatchewan</td>
<td>November 2004</td>
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<tr>
<td>Trish Kaplan</td>
<td>London</td>
<td>November 2006</td>
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<tr>
<td>Lisa Kay</td>
<td>Toronto</td>
<td>November 2010</td>
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<td>Ed Keenleyside</td>
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<td>Anne Kernaleguen</td>
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<td>Margaret Kinnear</td>
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<td>Roxie Koch</td>
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<td>Anne Merry</td>
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<td>Patricia Reimer</td>
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<td>Ambrose Reschney</td>
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<td>Gerrit Roosenboom</td>
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<td>Al Staroff</td>
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<td>Kay Stallard</td>
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<td>Phil Turner</td>
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<td>Howard Walker</td>
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<td>Steve Warner</td>
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<td>Steven Willerding</td>
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<td>Harvey Willis</td>
<td>Toronto</td>
<td>September 2002</td>
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</table>
Associate of the Canadian Condominium Institute - ACCI

Professional members of the Canadian Condominium Institute (CCI) are entitled to seek accreditation as Professional Associates and, if successful, to use the designatory letters ACCI (Associate of Canadian Condominium Institute) followed by their field of study in brackets. [For example: ACCI (Ins.) or ACCI (ADR)]

Accreditation is subject to the member meeting the eligibility requirements, submitting an application to the local Chapter, successfully completing a written examination by CCI and pledging to abide by CCI’s Code of Ethics. To retain the ACCI designation, professional members must maintain an up-to-date membership with the Canadian Condominium Institute, fulfill continuing educational requirements, and seek renewal of the designation every two years.
Headlines Across the Years – a Sampling
(What was old is new again and what goes around comes around)

Some of the Condominium Associations Around at this Time
Before CCI began, there were a variety of condominium associations flourishing across the country. For example, the Alberta Condominium Advisory Council, the BC Strata Plan Owners Association, the Southern Ontario Condominium Association, the Durham Condominium Association, the Federation of Ontario Condominium Associations, the Etobicoke Condominium Association, North York Condominium Association, Carelton Condominium Association, the Peel Condominium Association, Gloucester Municipal Services Committee for Condominiums, the Greater Victoria Condominium Association, London Condominium Association, Nova Scotia Condominium Association.

1981
Agrominiums – Condo Farmers Paradise
Developer Jethro Crang is adamant that agrominiums are the answer for people who want a farm in the country, but not a farm that’s full time. He says agrominium plans, or the three he’s proposed, will help preserve farm land and allow more people to be farmers. But residents of Bradford Ontario say the agrominium will not contribute to their community and are strongly opposed.

Labour Unions Eyeing Condominiums
According to Art Tarasuk, a well known Toronto lawyer, labour unions appear to have launched a major drive to become the certified bargaining agents for condominium cleaning staff and superintendents.

Eau Claire Project Gets Go-Ahead in Calgary
The condominium units, ranging from 900 square feet to 4,000 square feet will sell for between $120,000 and $600,000. At least five per cent of the residences must be for social housing. This could be as few as 17 units.

Luxury Thrives
Since its opening five months ago, almost half of the luxury apartments, in the city’s first luxury condominium project have been sold. Genesse View Condominiums (Saskatoon) has 80 units ranging in price from $43,000 to $120,000.

The Demise of Condominium Ontario
The door is finally closed on Condominium Ontario. After three illegitimate years and a bundle of taxpayers’ money, Canada’s provincial condominium bureau has been quietly shut down. The action comes as no surprise, as there never seemed to be any support coming from the condominium community.

Condo Conversions in Calgary
Four hundred renters will be forced out of their apartments as a result of a condominium conversion approved by the City’s planning commission.
**Victoria Moratorium**
City council has placed a one-year moratorium on apartments being converted to leasehold units in the city. ... Because the city does not allow the conversion of rental to condominiums some developers have taken to sell 99-year leases on apartments to circumvent the policy.

**Condominiums Past, Present and Future**
... As Condominium Ontario gradually lost its wind, it seems the Regional Condominium Associations unfortunately did also. With the exception of North York, and Etobicoke Associations, the volunteer groups are fading into the sunset, meeting infrequently and accomplishing little. Even the Alberta Condominium Advisory Council, the group that appeared one of the strongest and most unified in the country, is wavering with membership declining and attendance at events reaching new lows. We all recognize the need for new condominium energy in the country and we hope it surfaces in the new year.

*From the seed of an idea, CCI is born.*

**1982**

**Thousands Appealing Tax Assessments**
Since tax assessments in Mississauga are based on the 1969 market value, your condominium may be over assessed. ... Is that fair?... Many condominium owners don’t think so, and that is why there are about 14,000 condominium homeowner tax appeals scheduled for 1982 plus a backlog of approximately 9000.

**1983**

**CCI’s No. 1**
October 22, 1983 will be an historic date in the world of Canadian Condominium. October 22, 1983 is the date of CCI’s first Annual General Meeting... I (Jonathan Fine, VP) say it is an historic date because it is an occasion many people thought would never occur. Thanks to the support of all our members across Canada, and to our hard working board of directors ... CCI is not only still alive, it’s growing, day by day. You know it’s amazing how much you can do when you put your mind to it. Just the other day I was looking at my old calendar and I noted that I had had dinner with David Medhurst on September 8, 1982. It was at that dinner meeting that David told me his idea for a Canadian Condominium Institute. .... CCI has had many accomplishments over the past year – three include: CCI’s “five point plan for a successful condominium” seminars across Canada from Ottawa to Vancouver; CCI’s arbitration service; CCI review has been an outstanding success to date.

**CCI Forms Condo Arbitration Board**
Conflicts in condominium often become far too emotional and take far too long to settle to do anything but harm to a corporation’s community atmosphere. Realizing the number of problems arising in corporations and the large amounts of time, and often money, spent on these problems, the Canadian Condominium Institute has set up arbitration boards, where CCI members involved in disputes may attend a hearing and have the problems resolved by an impartial panel of arbiters.

Alvin Rosenberg, QC, ACCI, Chairman of the Board of CCI, is heading the arbitration committee in Ontario. Lawyer Patrick Williams is organizing the arbitration service in British Columbia. “The
condominium arbitration board will allow the resolution of almost any condominium-related problem with a short hearing and minimal expense,” says Rosenberg. “We plan to have a board of 25 to 30 arbiters in place within the next month or so, from which we can assign arbiters.”

North Alberta Chapter Holds Organization Meeting
Directors of the North Alberta Chapter are pleased to announce that since June 6, 1983, the Chapter has been organized and active. Ms. Pat Piecowye was appointed the Chapter Executive Director/Chairperson. The Honourable Cec Purves, Mayor of the City of Edmonton, provided congratulations and best wishes for every success for the new chapter.

South Alberta Chapter Formed
Harvey Korman, member of CCI’s Board of Directors and Ronald Clarke have spearheaded the formation of the South Alberta Chapter. ... Bob and Don Davies, Bruce Thompson and Heather Bonnycastle (and Gerry Luciani) have volunteered to serve as Directors of a Steering Committee.

Condominium Management Seminar in Vancouver Overwhelming Success
The CCI could be the best thing that’s happened to property managers in BC this year. The BC Chapter held a condominium management seminar on Sept 13th and participants received invaluable information and advice from some of BC’s most knowledgeable and experienced condominium experts.

Licensing of Managers is Mandatory “Down Under”
The most significant condition leading to licensing was an increase in the number of complaints to government authorities about misappropriation of funds by strata managing agents. ... Another important condition which contributed ... was the state of the management “industry” at the time. It was firmly entrenched in the real estate sector although the background of persons involved ranged ... all aspiring to develop a profitable business. ... The 1980 legislation prohibits persons from acting as strata managing agents unless they hold a license. It also prohibits a community association (in Australia) from appointing a non-licensed person as its managing agent.

Issues Should be DEALT WITH
At the second National Canadian Condominium Conference, delegates were asked to vote on three condominium resolutions – 1. That provincial government investigate the investment and handling of reserve funds and that appropriate guidelines be sought ... and minimum restrictions and guidelines be drawn... (94% of respondents favour studying and guidelines and 87% favour banning high risk investments) 3. That provincial governments require any company engaged in the management of condominiums obtain from the government a license to do so and that said license will be renewed annually and the governments set minimum insurance/bonding requirements... (80% of respondents agree with licensing and all but one were in favour of bonding managers).

Progress in New Brunswick
Richard Hire of Moncton, NB, an elected Director of CCI is currently organizing a NB Chapter. ... A developer in Moncton, he says, wishes to include a CCI General membership in the purchase price of his condominiums. Hire maintains that CCI can provide the knowledge of condominium operations that is presently lacking in his province.
Fire Inquiry
Chairman of the Board, Alvin Rosenberg QC, has been invited to make a submission to the Public Inquiry into Fire Safety in Highrise Buildings on behalf of the Institute. The Inquiry has been holding hearings for several weeks, and the idea of making retrofit sprinkler systems mandatory in every unit has been recommended. Mr. Rosenberg and the Institute maintain that installing the sprinklers could cost condominium owners up to $7500 each and that the major problems in highrise buildings are caused by air movement and not lack of sprinkler systems in the event of fire.

Canada’s Only Condo Ombudsman Dropped by BC Government
Canada’s only condo ombudsman, Elaine McAndrew, has fallen victim to massive budget cuts (in BC). ... With 5,400 condominium corporations in BC, McAndrew estimates that the services she has been providing cost approximately forty cents per unit per year. ... Elaine McAndrew is a condominium owner and an Executive Director of the Canadian Condominium Institute. At the Second National Condominium Conference last fall, she received the highest number of votes of all nominees across Canada, while running for a position of the Board of CCI. (McAndrew was a major driving force in the formation of CCI and a tireless and seemingly faultless speaker at the country’s National Conferences.)

1984
Pension Plans for Condos – Why You Need a Reserve Fund Study
Reserve funds help you retire the debts of future repairs. But is yours large enough? You may need an engineering reserve fund study to be sure.

Engineers – The New Detectives
Engineers are the people you never think of when everything is shiny and new and dry. But they are precisely the people to call early in a corporation’s life, when an investigation can see problems before they arise and save the corporation a garage full of money.

The Strife of Strike
As the Property Managers’ Service Organization was signing a new contract with the Labourers International Union Local 183, 32 building staff at Canada’s largest condominium corporation (Cresent Town in Toronto) walked off their jobs and onto the picket line – (over job security). PMSO avoided the strike and came to an agreement with no corporations disrupted.

Seminar Encourages Chapter Formation
A seminar sponsored by the CCI has spawned the creation of a CCI chapter in Kingston.

Reserve Fund Studies Mandatory in California
New state law in California has made reserve fund studies mandatory for all condominium corporations – with annual updates.

1985
Fraud In Condominium Corporations
There are thieves in some condominium corporations. Theft of condominium money and acts of fraud take place too often.
Chapters To Take Responsibility For Many National CCI Roles
The apron strings of CCI regional chapters have been cut. ... CCI chapters will now be responsible for recruiting, retaining members and setting their own membership fees ...

ACMO-CCI Relations Should Improve
In the past there was “virtually no interactions between ACMO and CCI... But now that Peter Ridout has been elected onto the CCI Executive the relationship between the two associations is expected to improve. ... The two associations can now live side by side and hopefully cooperate... With ACMO being a provincial association and CCI a national one, Ridout can foresee the possibility of dual membership, a mutual industry designation and the sharing of accreditation courses.

National Board to Aid Toronto Chapter
CCI National board has offered its assistance to their Central Ontario Chapter in a “hands on opportunity to better meet the needs of the Toronto condominium community” ... With the cooperation of the national office, there will be a larger pool of resources and suggestions for innovative programs.

1986
Property Management: The Impending Crisis
Education vs Experience (the self-proclaimed property manager)
Demanding More From Professionals (Property Managers)
Condominiums: A Ten Year Retrospective
CCI: Past President and Future
“I’d like to see us grow large enough to obtain political clout.” – Outgoing CCI President Alan Rosenberg

1987
Synagogue Becomes Condominium
Vancouver’s first Jewish synagogue has been turned into a 12-unit condominium.

ABC’s of Auditing
Hiring a Lawyer
Keeping Renters on Your Side
Beyond Bonding

1988
Property Insurance Requires a Good Broker
The Right Type of Coverage will Cover All Angles
Resourceful Reserves
Condos for Seniors and Seniors for Condos: Canada’s Elderly Citizens are Going Condo
1989
Tendering for a Manager: Know the Procedure
The Crisis in Property Management
GST May Cost Condo Corporations
Condo Unionization: There’s a Right and a Wrong Way to Deal with Unionized Corporations
New Chapter on Rise In Ontario
The CCI has another chapter in the embryo stage. Kichner/Waterloo has already had a seminar ...

1990
Government Dishes It Out – Can Condo Owners Take It?
Condo Woes: Some Older Buildings Face Huge Repair Bills
Pressure Builds For Act Changes
The Technical Audit: from Pre-conciliation to Litigation to Mitigation

1991
Ontario Condo Act Revisions in 1992 – Other Provinces Also Slow to Act
Time to Look South (to CAI)
Court Attacks Conflict of Interest
CCI Manitoba Takes Stand On Taxes

1992
The Mickey Case: Condo Act Takes Priority Over Landlord and Tenant Act
The Working Life of a Property Manager
Common Sense is Crucial
Is Your “Garfield” a Pet or a Companion?
Education Vital for Managers, But Not Mandatory

1993
Unions vs Condominiums
Pets are Pests
Risk Management
Animals in Condominiums

1995
Condo Tax Exempt Status Uncertain
A First in Toronto Condo History: Unit Owner Elected President of CCI
1998

Condominiums... Not Just Neighbours
Lessons In Avoiding Disaster
Civil Liabilities Of Volunteer Boards

1999

Reserve Funds and the Law: Changes to Reserve Fund Legislation are Sweeping Across Canada
Towards A Uniform Canadian Condominium Act Proposal for a CCI 2000 Project

2002

ADR Can Work
Income Tax Filings Required For Condominium Corporations
The Paperless Office: Condo Corporations Should Turn Their Records Into E-Paper
Reserve Fund Deficiencies: How Much? What To Do?

2003

CCI Welcomes its 15th Chapter
As of June 2003, CCI is looking forward to welcoming as its 15th chapter: St. John’s, Newfoundland and Labrador as the newest CCI Chapter. In the spring of 2003 the CCI has more than 3,000 members servicing more than 150,000 condominium homeowners from coast to coast.

Tips on Elevator Repair
Practical Tips: Preparing for and Chairing Owners’ Meetings
The Invisible Director
CCI Atlantic Success on the Rock

2005

Condo Employment: Constructive Dismissal
Should Religious Rights Trump Real Property Restrictions?

Condominium Conflict Resolution: Recognizing the Role of Culture
2007
*Saskatoon Ascendant: Riverfront Redevelopment in Step with Economic Upturn*
*Conflict in the Air: Second-hand Smoke Rulings Favour Compromise*
*Reciprocal Wars Between Sibling Condominium Corporations*

CCI-Nova Scotia Approaching Silver Anniversary Advocacy Milestone
... the Nova Scotia Condominium Association was born and officially registered in ... December of 1984. ... In 1992 our own NSCA became the Atlantic Chapter of CCI. ... (Our new Act’s) depth and scope would have been unlikely without the presence of CCI – nationally and locally.

*Dealing with Difficult People*
*How Can I be A Great Condominium Director*
*The Value Added by Mediation in Condominium*

2010
*Hoarding – More than a Nuisance*

2011
*MP Waves Red Flag (and White) at Condominium Corporations*
*Mentally Incompetent Directors*
*Dealing with Mental Health Issues from a Property Managers Perspective*
*Bedbugs*

2012
*Video Surveillance and bylaw enforcement (or is Big Brother really watching?)*
*Ten Tips for Effective Volunteer Engagement*
Reflections

I first became involved in CCI around 1985. I was a young lawyer working at the Winnipeg law firm, Simkin Gallagher. The firm acted for a number of the condominium pioneers in Manitoba and I was encouraged to get involved. I travelled to Toronto to attend the 5th Condominium Conference. This was not a CCI event per se but many people involved in CCI were there. I think that it was at this conference that I first met CCI stalwarts from the early days such as Bernice White and Mark Freedman (now, sadly, both deceased) and Donald Kramer (happily, not). I was excited to learn that so many people from across the country were getting behind what was then, at least in Winnipeg, very much an experimental proposition. Soon after that, I became involved with the Manitoba Chapter at the urging of people like Cathy McKenzie and Larry Beeston and, in 1991, was elected to the National Board.

I have always felt that CCI’s strength was its ability to draw in people from all facets of the condominium world and bring a pool of knowledge and experience together. Education always has been and continues to be, in my view, the shining achievement of CCI. Although the education programmes are delivered through the individual Chapters, the National body has been a great resource and source of inspiration. The sharing of standards and experiences from across the country has inspired our Chapter here in Manitoba to continue to strive to improve and expand the scope of our educational activities.

One person I credit most with encouraging my development as a condominium lawyer was the late Sandra Gordon. Sandra was never much involved at the National level, but was an active and passionate member of our Manitoba Chapter, acting as president for several years. Before her untimely death, Sandra was a friend and mentor to me - I learned a lot about condominium law, practice and ethics from her.

As to memorable moments, there have been many. Although we National directors from anywhere but Toronto used to decry the isolation of the conference hotels (usually out by the airport), this isolation brought us closer together, perhaps by necessity, but certainly with positive results. Many friendships were forged in the "down time" between or after Board and Committee meetings, occasionally over a snifter or a pint. I am proud to have been a part of CCI and to call so many CCI alumni my friends.

Robert Giesbrecht, Pitblado
CCI Chapter History – The Original Chapters – Where are They Now?

Vancouver Chapter

CCI Vancouver operated for a number of years before falling silent due to lack of volunteers. In 1999, efforts began to revive the Vancouver Chapter. On September 14, 2002, CCI Vancouver held its first AGM as a re-chartered chapter. The person who was responsible for this effort was Jamie Bleay, with support for the North Alberta Chapter.

Members on the first board: Lyn Stoll, Gerry Fanaken, Nizam Dossa, Ted Denniston, Jennifer Roriston, Mark Douglas, Christina Thomas, Elizabeth Snow, Jane Dennison, Jamie Bleay

Names of the Presidents over the years: Jamie Bleay

THE FIRST MANITOBA CONDOMINIUM WAS REGISTERED IN 1970

The Manitoba Condominium Act governs all corporations registered under the Act. Therefore, the first condominium corporation in Manitoba was registered shortly after the first Act was passed. Condominium Corporation WCC #1 (Birch Park) is located on Buchanan Boulevard in St. James. It was registered in Winnipeg’s Land Titles office in 1970 and currently operates as 107 individual townhouse units that are largely owner-occupied residences. The current membership in the Manitoba Chapter is 221 condominiums located in Winnipeg and surrounding towns and also in Morden and in Brandon, Manitoba’s second largest city. They include communities of up to 407 units in high rises, low rises, bungalows, townhouses and bare land condominiums. The total number of member units as of May 2012 is 13,897.

HOW CCI CAME TO BE IN MANITOBA

Shortly after the National Canadian Condominium Institute was formed in Toronto, a young man with boundless energy was the motivating force in the formation of the Manitoba Chapter. Lorne Young, a Winnipeg property manager, provided financial support, a positive attitude and tireless devotion to the cause.

Lorne’s introduction to condominiums began in the late 1970’s when he was given the task of handling the condominium conversion of a large apartment complex. He worked closely on the project with Bob Smethurst, a founding member of the Canadian Condominium Institute. Shortly after the conversion was completed, Lorne and Bob came to the conclusion that Manitoba and Winnipeg needed an organization to lobby for legislative reforms and to provide education for those involved in the condominium industry.

The organizational details were worked out and tailor-made for Manitoba in a series of additional meetings with interested parties. The formation of the Manitoba Chapter of the Canadian Condominium Institute, one of Lorne's dreams, took place in 1982.

Lorne realized another dream with the creation of SMI Sunridge Management Inc. SMI managed a large portfolio of condominiums and other properties across Western Canada while he was an owner and President of the firm. The SMI portfolio was eventually acquired by O&Y Enterprise Real Estate Services.

Lorne Young served as Vice President for the first two years after the incorporation of CCI Manitoba and then succeeded Bob Smethurst as President from 1986 to 1989. He was also involved with the national CCI organization and was Chair of the National Board from 1989 until his tragic death in a snowmobile accident on January 28th, 1990 at the age of 36 years.

Lorne Young’s accomplishments while President of the Manitoba Chapter included:

1) The establishment of a special tax classification for owner/occupied condominiums
2) Development of CCI education courses in Manitoba
3) 75% increase in Manitoba Chapter membership
4) Initiation of the CCI Manitoba newsletter

CCI CHAPTER OF THE YEAR AWARD DEDICATED TO MANITOBA FOUNDER

Lorne’s dedication to the condominium industry and to CCI is reflected in a national award that bears his name. The Lorne Young Chapter of the Year Award is presented annually to the Chapter that best reflects Lorne’s high standard of service to members. The Manitoba Chapter has been honored with the award four times in 1990-91, 1996-97, 1997-98 and 2010-11.

Lorne has been followed as President by many dedicated men and women, including several that have served with distinction on the CCI National Board. They include Larry Beeston, ACCI, FCCI; of Shelter Canadian Properties; Doug Forbes of Thompson Dorfman Sweatman LLP and; Rob Giesbrecht, ACCI, FCCI, of Pitblado LLP. The current President is Jane Lecours of Stevenson Management Services, a leading condominium manager in Manitoba. Jane is the long-time Chair of the Newsletter Committee, having succeeded Larry Beeston who also chaired the Committee for many years.

CCI Manitoba has had a regular newsletter since the Chapter was incorporated and is unique as the only CCI Chapter that distributes it to all the unit owners in member condominiums, as well as to its Sponsor, Professional and Individual members. The CCI Manitoba newsletter has been awarded with the CCI National Smith Penman Newsletter of the Year Award three times since 2007.

The Manitoba Chapter has a very active education program and typically hosts six or more Lunch & Learn events, semi-annual President Forums, several (condominium) Director Workshops and a conference each year. Events are held in both Winnipeg and Brandon. The Chapter is currently organizing a 2012-2013 schedule that will focus on changes to the Manitoba Condominium Act that has been expanded from 33 sections to more than 300. CCI Manitoba consultants played a major role in contributing to the changes that are essentially directed at consumer protection.

THE MANITOBA CONDOMINIUM COMMUNITY IS GROWING AT A REMARKABLE RATE

It has been estimated that in some Canadian communities, nearly a quarter of the real estate housing market is in condominium sales.

In summaries released by the Winnipeg Real Estate Board, condominiums grabbed the second highest market share at 12% of total 2011 MLS® sales. Condominium sale prices have escalated by up to 30% annually in recent years. CMHC reported that multiple-family builders across the province surpassed the level of activity set in 2010 and finished the year setting a 24-year record in 2011. Condominiums have grown in popularity is for the alternative lifestyle they offer a buyer and the attractive pricing compared to detached single family homes. Over 50% of condominium sales in late 2011 sold in the $150,000 to $199,999 price range whereas only 18% of residential-detached homes sold in this price range. Winnipeg is still one of the most affordable cities in Canada, despite its booming real estate market that is still setting new records in 2012.

The CCI Manitoba Chapter eagerly looks forward to supporting this growth as we continue to support the condominium community in the "Next 30 Years”.


North Alberta Chapter

What do the opening of the EPCOT centre; First Implant of a Permanent Artificial Heart; Song “Ebony and Ivory” and CCI – North Alberta Chapter all have in common? They are all celebrating their thirtieth anniversary.

North Alberta is the home of the first condominium registered in Canada on December 2, 1967. Brentwood Village, The Owners Condominium Plan No. CDE 100, is a two-storey townhouse complex located in north-east Edmonton.

In North Alberta, because the fates have always bestowed on us the dedication, determination, strength, and leadership of true visionaries the CCI - North Alberta Chapter saw its future commence as one of the Charter Members of the CCI.

In 1981/82, encouraged by a law colleague (Jonathan Fine), Don Kramer called together a focus group of people interested in the same thing – creating an organization to deal exclusively with condominium matters. This group included: ARCHIE ZARISKI (Kramer’s law partner); KIETH SUTFIN (instigator of the Metropolitan Edmonton Condominium Association “MECA” which in the early 1970s comprised all sixteen of the condominium corporations then in Edmonton); ROGER LUFKIN (President of the MECA’s successor, the Alberta Condominium Advisory Council “ACAC”, formed in the late 1970’s to meet the Provincial Government’s wish to have a single Province-wide voice); GARRY RUHL (Accountant); Hugh Falconar (Insurance Broker); Doug McNeill (Condominium Manager); Sharon Pomeroy and Marion Yaite (Condominium Board members). These extraordinary people combined their unique talents, perspectives, and areas of expertise to create the North Alberta Chapter of CCI.

From the moment of creation the North Alberta Chapter tried to show leadership by being one of the most active and forward moving chapters in Canada. We have all of our members past and present to thank for their contributions and belief that we had something to offer. We also have a few notables that bear mentioning for their expertise, and unselfishness for volunteering hundred of hours of their time to put us on the map.

Don Kramer: a founding father of CCI and our Chapter. Don helped create the “Board of Managers” course manual on the subject, which formed the basis for the Condominium Management Series. Don was instrumental in the amendments to the Act in Alberta, serving as Government liaison for many years. Nationally, Don helped to bring uniformity to membership categories and professional standards regarding the ACCI exam. Hugh Falconar had an unprecedented knowledge of condominium insurance. A long time condominium owner in Tarpon Woods, and one of CCI’s founding fathers, Hugh also helped created the “Board of Managers” course manual. Hugh served as Editor of the Chapter’s In-site newsletter for a number of years, has advised Government on legislation and was a popular speaker at local and National educational events.

A few milestones that the CCI – North Alberta Chapter has seen are:
• July 31, 1987 – A tornado struck Edmonton, resulting in over two hundred fifty million dollars being paid out by insurance companies.

• October 28, 1988 – A symposium was held to deal with a united industry position on actions required to resolve questions surrounding Reserve Funds. From this symposium flowed recommendations which included: Mandatory Reserve Fund legislation and guidelines regarding Reserve Funds and Reserve Fund Studies.

• September 1, 2000 – After many years of lobbying, the Alberta Condominium Property Amendment Act and Regulations came into force. This process started in 1989, with many of the Chapter’s representatives giving valued input into the new legislation.

• Current – The Alberta Condominium Property Act is currently under revision and many of the same people who participated in the September 200 amendments are at the table again.

Recognition

The CCI – North Chapter has had a proud history receiving recognition as Chapter of the Year in 1988-89; Lorne Young Chapter of the Year 1991/92; 1994/95 and 1995/96. Also FCCI recipients – Hugh Falconar, 1998; Don Kramer 1998; Deborah Howes 1999; Sandi Cooper 2001; Colin Presizniuk 2002; William Kerr 2004; Joan Harrower 2005; Emmanuel Mirth 2006

Many of these people are still an integral part of the local and national scene with CCI.

The CCI – North Alberta Chapter looks forward to next thirty years and would like to wish the CCI National all the best on this its Thirtieth Anniversary
CCI-Toronto and Area Chapter

In the beginning...

On October 24th 1989 a group of Condominium enthusiasts met for the first time as the CCI-Toronto and Area board. These were exciting times for the CCI-T board, as prior to this the Toronto area had been represented as a committee of CCI-National. These founding board members immediately set to work discussing initiatives and educational plans which would eventually become a defining feature of CCI-T.

The following individuals made up the first CCI Toronto Board:

Janet Allingham, Joe Gruman, Stephen Karr, Ed Manneh, Maria Pantelidis, Takis Pantelidis, Marie Phillipson, David Reiser, Sarah Srubiski, Malcolm Stanley, Donna Swanson and Diane Winick.

Officers of the Chapter were recorded as follows:

President: Peter Leong  
Vice President: Allen Hyatt  
Secretary/Treasurer: Park Thompson

From this date forward, the board met monthly (and do to this day) to discuss CCI-T business, although without a permanent office location they resorted to using the professional offices of each of the board members in rotation. Later, CCI-T was to establish a head office with Taylor Enterprises at 2175 Sheppard Avenue East.

By May 1990 bylaws were established and the first chapter AGM was held on September 25th, 1990, bringing with it the first annual wine and cheese reception, sparking a tradition which is upheld today.

On October 10th 1990, the board discussed the mission statements of CCI-T and established committees as follows:

Education committee – Chair, Phil Grignon  
Legislative committee – Chair, George Barycky  
Public Relations committee – Chair, Peter Leong  
Membership committee – Chair, Donna Swanson

These committees remain active today, focusing the attention of CCI-T to specific areas of need and putting into action the tasks approved at board level.

By this time, membership was at 370, consisting of Trade members, Condominium Corporations and Individual Professionals.
**Relationships**

Peter Long made the first motion to connect with ACMO (Association of Condominium Manager of Ontario) in summer of 1991. A joint committee was proposed and approved to consist of board members from both organizations, to bring together joint projects and share relevant information. The committee included Peter Long, Ed Brdlik and Geoge Barycky.

CCI-T and ACMO would later go on to host an annual conference together as well as jointly work on a number of initiatives, ranging from joint publications to joint legislative work. To this day we have a good working relationship with ACMO, honouring our joint interests while also working towards unique goals and objectives.

Our relationships with the Toronto Real Estate Board (TREB), ACMO and other CCI chapters mean we are up to date with relevant issues arising in the condo community and can take a full part in representing members fully and to the best of our ability.

**Annual Events**

The 1st National Annual Condominium Conference was held Dec 5th and 6th 1991 at Metro Convention Centre and was noted to be well attended. Seminars covered a variety of topics and the Conference eventually became one of CCI-T’s annual events. The annual conference is now jointly hosted with ACMO, and all members are notified annually.

Starting in 2009, CCI-T held their very first annual retreat/planning session, to review both the short term and long term goals of CCI-T. Committees were reviewed, the model and function of the board were discussed and relationships with external partners were evaluated. These annual planning sessions now serve as important and useful meetings to help the functioning of CCI-T.

**Publications**

CCI-T assembled a ‘Trade and Professional Service’ directory to further benefit its members, which was sent out for the first time in 1991 and continues to the present day.

To continue with CCI’s educational mandate, on September 5th 1996 the board considered selling books and tapes related to their courses. This initiative would later become the CCI bookstore, which is a unique service provided by CCI-T to offer their members (and non-members) information surrounding the condo act and other useful materials. The biggest selling book provided by CCI-T is to this day is a pocket sized version of ‘The Condominium Act’ which is printed in house and has been provided since 1999. The Condominium Handbook written by Gerry Hyman and donated to CCI-T is another huge seller on our bookstore list. Gerry Hyman’s generous contribution has added significantly over the years to Chapter revenue.

With membership numbers reaching 471 by late 1996, the board increased the size of ‘News and Views’ and moved to develop a website in 1998. By the early 2000s, the board decided to expand the newsletter and thus ‘The Condo Voice’ Magazine was born, providing trade members with
advertisement opportunities and (at that time) 28 pages of relevant and interesting articles for all CCI-T members which numbered 650 by the early 2000’s. The magazine now contains 72 pages of content and is circulated to close to 3000 addresses.

**Legal issues**

The early CCI-T Legislative Committee initially concerned itself with the issues surrounding the Condominium Act and met with the Ministry to provide input on Bill 81 (which was withdrawn in December 1992). On June 10th 1998, the draft Condominium Act was released and ACMO and CCI joined forces to provide their recommendations. The ongoing involvement of the Legislative Committee in the development of the Act was largely spearheaded by Bob Gardiner, who drew upon the expertise and input from a diverse group of CCI T members. His efforts and those of the committee ensured that CCI-T had significant input into the final Act which was subsequently proclaimed in May of 2001. Eleven years have since passed and Ontario is now looking at new Condominium legislation through a new Act. CCI Toronto is once again front and centre in the legwork required to bring this Act to fruition. Armand Conant has taken over the reins from Bob Gardiner and is spearheading the efforts of a large committee overseeing this initiative. It is expected that new Legislation will be in place by 2013.

**Educational Developments**

Education was a priority for CCI-T from the get go. As part of the research to prepare this report, CCI-T recently met with founding CCI-T members Park Thompson and Peter Leong as well as with Yehudi Hendler (who was an early National liaison to the newly formed Chapter). They fondly remembered the early days of CCI Toronto and the lasting friendships that were made. When asked what they felt were contributing factors to the overall success of the Chapter, they unanimously agreed that it was the educational courses and seminars offered that led to the rapid growth of the chapter. The board at that time was committed to offering education to condo directors, and with the New Act coming into effect in early 2001, the appetite and need was there to draw large crowds of eager condo directors.

New Condo courses have been proposed, implemented and have been revised many times over the years, to allow the best learning experience for attendees. In 2011 the Chapter launched its first directors’ course in webinar format. CCI-T continues to receive significant positive feedback on the quality of these courses, which are now held on several pre-chosen dates annually.

To demonstrate its commitment to educating directors, CCI Toronto has flagged 2012 as the Year of Education and for the first time ever, new and renewing condominium corporations will receive complimentary course registrations for two directors as a part of their membership benefits package.

**Marketing – development s and re-design**

On March 12th 1992, CCI-T recognized its growth and partnered with Taylor Enterprises, establishing a membership database and permanent office location. By this point, membership numbers were steadily rising (389 Members by July 1992) and with Taylor on Board, CCI-T could now start to build on their successes to allow membership numbers to grow and educational initiatives to thrive. Included in this
growth was a significant marketing push, starting with the ‘News and Views’ newsletter, designed to engage members distributed quarterly from the summer of 1990.

In 2003, CCI-T placed particular emphasis on attracting new members and marketing CCI-T, using resources such as booths at conferences and trade shows, the new and improved website, articles in the Globe and Mail and establishing an ambassador program to recognize those members of CCI-T who spread the good word. Membership continued to grow, reaching 848 members by the beginning of 2006.

In 2007, CCI National initiated branding updates, which resulted in a new logo as well as more emphasis on digital and educational initiatives. This re-design marked the 25th anniversary of CC which was celebrated with a reception with all CCI chapters.

Looking forward

With twelve board members and over ten committees drawing upon the resources of additional members, CCI-T is well poised to continue outreach into the industry and to be the Condo Connection in the Toronto area. Issues on the horizon for CCI-T are electric cars in condos, fair taxation and a complete professional re-write of all course materials. The Chapter has also begun venturing into the world of social media and now communicates with members and others via Facebook.

The success of CCI-T undoubtedly comes down to the dedication of its members and of its board, who continue to work hard to ensure we represent our members to our best ability. In particular, each of our past presidents has contributed to the growth of CCI-T. These individuals are as follows:

Peter Leong 1990-1993
Phillipe Grignon 1993-1994
Bob Bainbridge 1994-1995
Stephen Karr 1995-1997
Gina Cody 1997-2001
Bob Gardiner 2001 - 2003
Janice Pynn 2003 – 2006
Armand Conant 2008- 2010
Bill Thompson – 2010 – Present

We hope to continue to see a growth in membership and visibility of CCI-T, with membership numbers now at over 1000 Individuals, Condo Corps’, Professionals and Trades/Sponsors.