



Message from the President

BY GEOFF PENNEY, BA, LLB, ACCI
CCI NATIONAL PRESIDENT

Greetings to all CCI members across the country. Today is the first day of Fall and thankfully summer like temperatures appear to be hanging on for the time being. With any luck the fine weather will continue for all of us for a little while longer. I hope all of our members had a safe and enjoyable summer and now feel rejuvenated to get back to business.

The onset of Fall also marks the beginning of AGM season amongst our various Chapters. Special greetings from the National Executive have been prepared for each Chapter and are forwarded as each AGM date approaches. Last year I was pleased to know that our greetings were shared at various AGMs. This is the Executive's way of recognizing the efforts of your local chapter boards and to let all of our members know about various national efforts and projects that have been completed or are ongoing. I do hope that you all will make an effort to attend your Chapter's AGM and participate. Your Chapter Board will be reviewing its activities and accomplishments over the last year and will also discuss initiatives planned for the upcoming year. Thank you again to all Chapter volunteers for dedicating their time and effort this year.

The CCI National meetings and AGM are coming up again in early November. We will again offer excellent seminar and Leaders' Forum topics and hold our awards presentation. However for those who have attended in the past, you will notice some changes

this year. After many years of holding our CCI National meetings in conjunction with the CCI-Toronto/ACMO Condominium Conference, this year we have decided to strike out on our own. While CCI National has certainly enjoyed and benefited from meeting in conjunction with the CCI-Toronto/ACMO Condominium Conference, we felt the time was right to focus more on the particular interests of our national chapter members. We will also have more flexibility in terms of scheduling our meetings and determining an appropriate location. This November we will be moving to hotel and meeting facilities closer to the downtown Toronto core rather than using those out towards Pearson Airport. We hope this will allow for greater choice of restaurants and activities for members. It also offers more opportunities to members who travel from outside the GTA to enjoy their free time. As our National CCI meetings will not conflict with the CCI-Toronto/ACMO conference, once the CCI National schedule has concluded, members who have registered are able to attend the CCI-Toronto/ACMO conference as well. We would appreciate feedback on the new format as it may contribute to our plans for upcoming years.

Our National Committees continue to drive the work of our organization and have been meeting recently to continue work on their various projects and mandates. The membership of these committees comes directly from each of our sixteen chapters and is composed of individuals with diverse backgrounds.

This ensures excellent cross-representation of opinions, experiences and skills which has made our committee structures so successful. There is also a direct link between the committees and the chapters themselves which facilitates sharing of ideas and a greater sense of involvement at the chapter level. Committees now meet face to face twice during the year in addition to regular teleconferences. I would encourage any of our members with time and ideas to share to consider participating in one or more of the national committees.

This is my last message to CCI members as President of the National Executive. I will move into the position as National Chair following the AGM in November. In conclusion, I'd like to express my sincere thanks to my fellow executive directors, committee chairs and members and general members everywhere. It has been a pleasure working with you and for you over the last two years. I am pleased and humbled to think that I have played some small part in the continuing and expanding success of CCI. I wish you all well.

A handwritten signature in black ink, appearing to read 'G. Penney', written in a cursive style.

Condo Cases Across Canada

BY JAMES DAVIDSON, LL.B., ACCI, FCCI
NELLIGAN O'BRIEN PAYNE, OTTAWA



It is my pleasure to provide these brief summaries of recent condominium Court decisions across Canada. I don't provide summaries of every decision rendered. I select a handful of decisions that I hope readers will find interesting. I hope readers enjoy this regular column of the CCI Review.

Note to readers: In B.C., condominium corporations are "strata corporations" and in Quebec, condominium corporations are "syndicates".

Note: This publication contains only a handful of this quarter's summaries. CCI members who would like to see the rest of this quarter's summaries can find them at the Condo Cases Across Canada website: www.condocases.ca The current password is "condocases".

James Davidson LLB, ACCI, FCCI, Nelligan O'Brien Payne, Ottawa

THE HOT TOPIC – Courts Ordering Sale of Units

We are seeing more and more cases where the Courts are willing to order the eviction of an owner and/or the sale of the unit. Most recently, we've had a case from B.C. and two cases from Ontario. Here are the summaries:

Bea v. The owners, Strata Plan LMS2138 (British Columbia Supreme Court) May 12, 2014

Court orders sale of unit due to owner's contempt of Court

The owner made several petitions, in each case repeating the owner's challenge to the strata corporation's parking arrangements. All of the petitions were dismissed, with cost awards in favour of the strata corporation. The repeating petitions were held to be an abuse of the Court's process, given the fact that the Court had previously decided the matters in dispute.

The Court had also previously ordered that the owner pay a fine of \$10,000 due to the owner's contempt. The owner refused to pay the fine. Ultimately the Court ordered that the owner's unit be sold. The Court said:

As I have noted more than once, this represents a departure from precedent insofar as punishment for contempt of court is concerned. It is, however, as I see it, an appropriate evolution that is in line with sanctions that have been imposed in analogous circumstances for similar egregious behavior.

In this case, it appears certain that Mrs. Bea is destined to lose her property in any event through the enforcement of the many judgments for costs registered against it. The question is whether the owners should be put through the additional expense and frustration of proceeding in that way in the face of the Beas' unremitting pattern of abuse of the court process, and the ever mounting costs of dealing with them. I think not. The time to end their abuse of the court's process is now.

Carleton Condominium Corporation No. 348 v. Chevalier (Ontario Superior Court) June 25, 2014

Court orders eviction of owner

The unit owner, Mr. Chevalier, had repeatedly violated the Condominium Act, 1998 and the declaration, by-laws and rules of the condominium corporation. He had also contravened previous Court orders. His tenant, Mr. Basmadjji, had also contravened the Act, declaration, by-laws and rules. The Court had previously ordered his eviction.

The Court ordered that Mr. Chevalier vacate the unit. The Court said:

In this case, it is obvious that previous court orders have been insufficient to control the unacceptable and antisocial behavior of the Respondents. Their actions have presented a series of health and safety issues for other residents, management, visitors and contractors at the Condominium Corporation.

It is apparent that the Respondent, Yves Chevalier, suffers from a mental illness. I appreciate that it would be a hardship for him to vacate his unit which will probably be sold. Nevertheless, I am advised by the (Office of the Public Guardian and Trustee) that he is not without resources. There have been at least three previous court orders for costs which have been added to the common expenses for his unit. These have been paid by the (Office of the Public Guardian and Trustee) on behalf of the Respondent. Further orders for the costs will continue to jeopardize his remaining assets and make his continued occupancy of the unit impossible in any event.

York CC No. 301 v. James (Ontario Superior Court) May 5, 2014

Court orders sale of unit due to owner's misconduct, despite owner's mental illness.

The Court ordered that the owner's unit be sold due to her "unacceptable and anti-social behaviour", and her failure to comply with previous Court orders. The Court said:

continued...

Condo Cases Across Canada Cont'd.

Unfortunately, the respondent suffers from a mental illness. I appreciate that it will be a hardship for her to vacate the unit and have the unit sold. However, it must be borne in mind that while the applicant is a corporate body, it is the men, women, and children who live and work in the building and their visitors and guests who have been confronted with behaviour that ranges from disturbing to disgusting to threatening. I do not see remedies short of an order vacating the unit and ordering a sale as sufficient to address the uncontested breaches of the Act and the rules of the condominium corporation.

The Court also ordered that the owner's misconduct be restrained.

Other BC Case – Legend Holding Group Ltd. v. Chen (British Columbia Supreme Court) June 13, 2014

Strata lot owner has no right to install new service through another strata lot

An owner on the 6th floor wished to install drainage pipes in a drop ceiling space within one of the strata lots on the 5th floor. This was to allow the 6th floor owner to operate a new colon cleaning spa in that owner's strata lot. The strata corporation was in support of this proposed installation, but the owner of the 5th floor strata lot refused. The question for the Court was whether or not Section 69 of the Strata Property Act (which states that each strata lot is subject to easements for services in favour of all other strata lots) applies only to original services or also to proposed new services.

The Court said that Section 69 applies only to original services, and refused the requested order forcing the 5th floor owner to allow installation of the drainage pipes. The Court said:

In my view, the provisions of s.69(3)(d) and (e) make it clear that the facilities for which the easement exists are facilities already in existence or any replacement of those facilities necessitated by their deterioration. . . .It does not extend to authorizing the installation of a completely new facility.

Alberta Case – Bank of Montreal v. Rajakaruna (Alberta Court of Queen's Bench) July 10, 2014

Appeal dismissed. Mortgagee not entitled to summary judgment for foreclosure. Furthermore, mortgagee's claim dismissed in its entirety.

The Bank of Montreal made application for summary judgment of its foreclosure action against a condominium owner. The condominium corporation had claimed amounts from the owner (namely, a fine for alleged excessive noise

caused by the owner's tenants, and a witness fee for the condominium manager's teleconference attendance at a related hearing of the Residential Tenancy Dispute Officer). The mortgagee (the Bank) paid those amounts to the condominium corporation, and then sought to collect them from the owner under the terms of the mortgage. The Bank's motion for summary judgment was dismissed (see Condo Cases Across Canada, Part 44, November 2013). The Bank appealed. The appeal was dismissed. Furthermore, the Appeal Court summarily dismissed the Bank's claim. The Appeal Court held that the Bank was not entitled to add the amounts in question to the mortgage. The Court said:

Even if the Applicant can bring further evidence to validate the legitimacy of the Noise Fine, there is no way that the Bank can rely on the Noise Fine to constitute a property claim pursuant to the Mortgage. . . . The acceleration of assessment scheme contemplated by the Bylaws is unsupported at law and cannot be relied upon for establishing a property claim existed. If the Bank was able to prove the validity of the Noise Fine, the remedy for the Condominium Corporation would be to bring an action and seek judgment, not to cause an acceleration of assessments owed.

. . . .

The Bank has had two opportunities to bring the required evidence before the Court, and has failed to establish that the Witness Fee was properly charged under section 44(a) of the Bylaws. The Bank has also failed to establish whether the charge falls within the scope of section 44(a) in terms of the purpose for which it was incurred or expended, or whether the charge falls within the scope of section 44(a) in terms of establishing the Condominium Corporation actually was charged for this expense. As such, I find the Bank has failed to satisfy its evidentiary burden on the balance of probabilities.

Ontario Case – Robinson v. York Condominium Corporation No. 365 (Ontario Human Rights Tribunal) July 18, 2014

Changes to security system did not increase electro-magnetic radiation. Owner's human rights claim dismissed

The Applicant was a resident in the high-rise condominium. She suffered from electro-magnetic sensitivity, which the Human Rights Tribunal described as a "very complex medical condition that is extremely disabling". She claimed that changes made to the building's security system had caused her suffering to increase, due to increased electro-magnetic radiation in and around her unit. She made a claim for accommodation to the Ontario Human Rights Tribunal.

The Tribunal dismissed the claim. The Tribunal said that the evidence did not indicate that the changes to the security system had increased electro-magnetic radiation in any way that could have affected the Applicant's symptoms.

continued. . .

Condo Cases Across Canada Cont'd.

Morley v. London Condominium Corporation No. 2 (Ontario Human Rights Tribunal) March 17, 2014

Condominium corporation ordered to pay \$1,000 for breach of confidentiality

The owner and condominium corporation had reached a settlement of the owner's human rights claim. In the minutes of settlement, the corporation agreed to install a new entrance ramp to the owner's unit. The settlement agreement also included a provision requiring that the settlement not be disclosed to third parties (with certain exceptions, including disclosure "required by law").

In a newsletter, the condominium corporation disclosed to all owners the fact that the condominium corporation had installed the ramp at its expense. The Tribunal said that this was a breach of the confidentiality provision in the settlement agreement and ordered the condominium corporation to pay the owner \$1,000.

[Editorial Note: In my respectful view, the Tribunal's decision fails to recognize the condominium corporation's statutory duty to account to all owners for the corporation's spending of the owners' money.]

Quebec Case – Deschenes v. Dauray (Quebec Provincial Court) May 12, 2014

No misrepresentation in relation to locker or flooding issues

The Plaintiff, Deschenes, purchased a condominium unit from the defendant Dauray. Deschenes then sued both the defendant, and the Syndicat for alleged misrepresentations made during the sale negotiations. Dauray was also a member of the Syndicat's board of directors during the negotiations. Deschenes alleged that:

- Dauray misrepresented that the unit was assigned an exclusive use locker; where, in actuality, the locker in question was only "borrowed" for use, until such time as the Syndicat required the use of the locker. The evidence was that Dauray had shown the locker to Deschenes on several occasions and had given Deschenes keys to the locker at the time of closing; and
- Dauray had also represented that, although there had been issues with flooding at the complex in the past, the Syndicat had recently undertaken renovations, and the issues were resolved.

Deschenes also argued that Dauray was acting in his capacity as a director of the Syndicat when he made these representations.

At a later date, after Deschenes moved in, he was asked to remove his items from

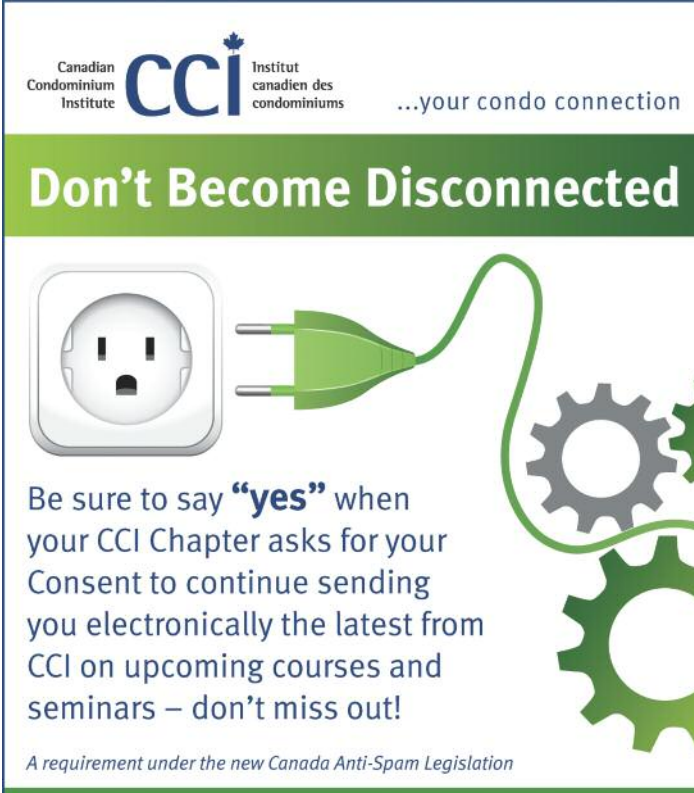
the locker. In addition, the Syndicat learned that the renovations which had been performed were deficient and, consequently, the Syndicat was required to levy two special assessments. As a result, Deschenes sued Dauray for lost market value of his unit and for inconvenience. He also sued Dauray and the Syndicat for recovery of the amounts paid for the special assessments.

The Plaintiff's claims were dismissed.

The Court accepted Dauray's evidence that, although he had shown the plaintiff the locker and had given the plaintiff keys to the locker, he had also told the plaintiff that the locker was "borrowed", and was not for the exclusive use of the unit. Furthermore, there was no indication in any of the written documentation that the unit included an exclusive-use locker.

The Court also found that there was no reason for Dauray to suspect, at the time of the sales negotiations, that the renovations made by the Syndicat were deficient, as they appeared to have solved the flooding problems at that time. Consequently, it could not be said that Dauray had made false representations respecting the flooding problems.

The evidence (in this particular case) also failed to show that Dauray was acting in his capacity as a board member when he made the representations regarding the building renovations. 🍁



Canadian Condominium Institute CCI Institut canadien des condominiums ...your condo connection

Don't Become Disconnected

Be sure to say "yes" when your CCI Chapter asks for your Consent to continue sending you electronically the latest from CCI on upcoming courses and seminars – don't miss out!

A requirement under the new Canada Anti-Spam Legislation

CHAPTER CHATTER



Golden Horseshoe Chapter – Our Annual General Meeting was held on September 18, 2014 at Dundurn Castle in Hamilton. We welcome Kim Coulter, Maria Durdan and Maria Desforges who were re-elected to the Board. We had a great turn out at the Annual General Meeting. Following the meeting there was a tour of the castle followed by a Wine and Cheese gathering.

The yearly Board Planning Session has been set for January 9, 2015 to plan their focus for 2015 and to evaluate the sub-committees that were put in place in 2014. The Committees were re-organized and chairs appointed to each Committee and they were provided with both short and long term goals. All the Committees have been accomplishing great progress.

The first Annual Conference and Trade Show in the Kitchener-Waterloo area was a great success this year. It was held at Bingeman's in Kitchener. The Trade Show area was a sell out and there were record numbers in attendance. The Conference Committee is already planning the next conference to be held at the Hamilton Convention Centre May 30, 2015.

We are excited to announce that the Communications Committee has changed the appearance of the Condo News! Quite exciting! The first edition is coming out this fall.

We have had three successful L300 courses that were held in 2014, one in Accounting, Insurance and the latest was Dispute Resolution which was sold out with excellent reviews. There is one more

Level 300 Course scheduled for the late fall in Engineering. This upcoming year the Education Committee will be scheduling three Level 300 courses. Our two Level 200 courses have been scheduled for the fall, one in Kitchener and one in Burlington.

I must say that we do have a great group of Committee Members working towards the same goal! The Golden Horseshoe Chapter has transformed itself into a very successful Chapter which is well governed and efficiently administered. Another exciting year still to come!

*Maria Desforges, RCM, ACCI
Secretary, Golden Horseshoe Chapter*



North Saskatchewan Chapter –

There is a lot more changing in Saskatchewan right now than the colour of the leaves. In June we saw the introduction of an updated and substantially more consumer focused set of Condominium rules. The updated Condominium Property Act, 1993 and Condominium Property Regulations, 2001 came into effect on June 16, 2014. There are new estoppel requirements with the requirement to provide more information to potential purchasers including the last year of meeting minutes, new review and audit requirements, reduced time between reserve fund studies to every 5 years and mandatory insurance provisions for certain bare land condominium complexes.

We hosted our annual conference in the fall this year. On September 13 we had over 120 members

and 9 sponsors fill the conference room for a full day of condominium education. We were grateful that Catherine Benning and Sherri Hupp from Saskatchewan Department of Justice were able to join us for our fall conference to provide our members with an overview of the changes to the Act and Regulations. We also had the police department speak on noise complaints and drugs, an accountant walk us through financial reporting requirements, a very informative presentation on condominium websites and using technology to communicate with owners, and a panel of experts to speak about bare land developments and issues surrounding those developments. It was a very successful and informative day.

We held our first President's Club meeting in the spring. We had a lawyer attend to do a brief presentation on directors fiduciary liability which stimulated a great conversation. The evening was a success and we are planning our second President's Club meeting for late October focusing on the new financial reporting requirements for condominiums.

In August we met with members of the South Saskatchewan CCI Chapter and worked through the course materials from Toronto's Condominium 100 Course and got a very good start on completing a Condominium 100 course for our Saskatchewan members. We hope to roll out the Condominium 100 course in early 2015.

We are also in the process of finalizing plans for our AGM which will be held in November. Please watch our chapter notices for more information. We are asking anyone that is interested in getting involved in the North Saskatchewan CCI whether as a volunteer, or board level, please contact us to discuss the opportunity.

*Jamie Herle, President
CCI North Saskatchewan Chapter*

continued...

Chapter Chatter Cont'd.



Huronian Chapter – 2014 has been a busy year for CCI Huronia and the Board of Directors has been working hard. We are growing our membership and have improved our educational programming and newsletter. We have revamped the newsletter and given it a fresh new look. We continue to deliver our newsletter to the majority of our membership in electronic format.

Our President's Club events have switched to a dinner and presentation format which have been welcomed by many participants.

Our Annual Conference was expanded to a full day event. As part of our conference programming this year we held the Great Debate between candidates running for municipal council in the upcoming election on issues that affect condominiums at the municipal level and introduced a legal panel which provided the audience with an update on recent case law. Our "Who Wants to be a Condo Millionaire" quiz game show tested the contestants knowledge on specific condominium questions and our Rapid Fire Panel returned for another season. Our Exhibitors Hall was bustling with our many exhibitors and registrants and we were all able to take a well deserved break during our wine and cheese reception. Those that stayed for dinner enjoyed a delicious meal and were entertained by a mentalist.

Our two day Director's Course was sold out in Huntsville and our recent Condo Forum in North Bay was a great success once again.

We are working on revamping and updating our website. Our new website will be launching shortly. Be sure to check it out for updated information on all our upcoming events.

continued...

How I Conquered the ACCI Exam

MICHELLE KELLY, B.COMM., LL.B., ACCI

In early 2014, with some nudging from colleagues and clients, I decided to apply for the ACCI designation. I hoped that the ACCI designation would help me distinguish myself from other lawyers and demonstrate my dedication to the industry. I wrote and passed the exam on my first attempt. In doing so, I joined an impressive group of lawyers, of which I am extremely proud to be a part.



While I had heard rumours that the exam was difficult before I wrote it, I did not fully appreciate how difficult it was until after I passed it and began to receive congratulations from people across the country, some of whom I had never met. I also learned that it was common for people to fail their first attempt. I was asked to write this article to describe the process I used to conquer the ACCI exam.

Once I decided to apply for the ACCI, I filled out the ACCI application, gathered two references, and submitted it to CCI. When I received confirmation that my application was approved, I was provided with a list of suggested reading materials and information on the exam itself. Since I had to write the exam within 60 days of my approval, I immediately began to gather the suggested reading materials. I found that most of the documents could be purchased from the CCI bookstores. When I had difficulty locating an item, I contacted the CCI administrators, who told me where to locate it.

Once I had gathered all of the materials, I had about 35 days to write the exam. Like most people, I have a busy work and family life. To be sure that I would complete reading the materials before writing the exam, I decided to make a study schedule. I was able to stick to the schedule for the most part. I studied for about 15 hours a week for the next 4 weeks. I reviewed the textbooks, guides, and Code of Ethics. I reviewed the legislation in my province (Ontario) and the case summaries prepared by Jim Davidson for CCI (Condo Cases Across Country).

I wrote the exam a couple of days after I finished studying. I had only a few days to spare before the 60 days was up! After I completed the exam I immediately received my results. I was thrilled to learn that I had passed each section of the exam.

I hope that this article encourages others to consider taking the exam. While there is no one right way to study for it, I encourage others to carefully review all of the source materials at least once before attempting the exam. Even the most experienced professional can be caught off guard by an unfamiliar case or provision in the legislation, especially if the question asks about the law in another province or territory.

Michelle Kelly is a partner at Sutherland Kelly LLP in Guelph. She assists with all aspects of condominium law, including development, management, and litigation. She acts for condominium corporations, owners, and developers throughout Ontario, with a particular focus on the Golden Horseshoe. 🍁

Chapter Chatter Cont'd.

In the next few weeks, CCI Huronia's Board of Directors will begin planning for 2015 which we anticipate will be an even better year. If you are interested in volunteering your time and expertise, CCI Huronia is looking for volunteers to help the Board achieve our goals. Contact info@cci-huronia.com and let us know how you can help.

Sonja Hodis
President, CCI Huronia Chapter



CCI Would Like to Celebrate this Year's New ACCI Professional Members:

Maria Bartolotti

(Alberta – Property Management)

Josee Deslongchamps

(Ontario – Property Management)

Maria Durdan

(Ontario – Law)

Sandra Johnston

(Alberta – Property Management)

Michelle Kelly

(Ontario – Law)

Craig McMillan

(Ontario – Property Management)

Rick Murti

(Alberta – Law)

Karyn Sales

(Ontario – Law)

Adrian Schulz

(Manitoba – Property Management)

Alan Whyte

(Alberta – Property Management)

The ACCI is Canada's first, and only, multi-disciplinary designation for professionals in condominium. Backed by CCI's reputation, ACCIs demonstrate their competence to current and potential Members and to others in their professions. Holding an ACCI In your profession marks you as a leader and helps you stand out. 🍁

UPCOMING EVENTS

Golden Horseshoe:

October 18 & 25 – Level 200 Course (Burlington)

November 29 – Level 300 Engineering (Milton)

Huronia Chapter:

October 6 – President's Club – The Condo Corporation vs Winter Weather

Manitoba Chapter:

November 20 – Luncheon – Amending Declarations/Bylaws/Rules & Regulations

January 22/2015 – Luncheon – Help Me, I'm a Condo Director

North Alberta Chapter:

October 9 – Luncheon – Winterizing Your Condominium

October 16 – Condo 101

November 5 – AGM

November 13 – Luncheon – Investment Options for Condo Corporations

November 15 & 16 – Condominium Management 101

November 19 – Seminar – FAQ on Insurance

November 20 – Condo 101

January 8/2015 – Luncheon – Making Your Condominium More Saleable

January 21/2015 – Seminar – Condo Communications

January 24 & 25 – Condominium Management 100

Northwestern Ontario Chapter:

October 4 – Condo Cases In Review – What Every Condo Owner Needs to Know

Nova Scotia Chapter:

October – CM 100 – Fundamentals Management Principles

Ottawa Chapter:

October 22 – AGM & Seminar – Reading and Understanding Your Condo's Financial Statements

November 29-30 – Fall 2014 Condo Directors Course

South Alberta Chapter:

October 23 – Condo Management 101

October 28 – Luncheon

November 22 – Condo Management 100

November 25 – Luncheon

January 27/2015 – Luncheon

South Saskatchewan Chapter:

October 28 – Bare Land Condominium – What You Need to Know

November 15 – Annual Fall Conference & AGM

New Date! - New Location!
New Format!

★ **Reception** ★
Business Meeting
& Awards Celebration! ★

**CCI NATIONAL 2014 ANNUAL
GENERAL MEETING**

Date: Wednesday, November 5, 2014

Time: 5:00 pm – 7:00 pm

Location: Courtyard by Marriott
Downtown Toronto
475 Yonge Street, Toronto, ON



Full information at www.cci.ca

Upcoming Events Cont'd.

Toronto & Area Chapter:

October 8 – Condo Course 102

October 22 - AGM

October 29 – Seminar – There are No Stupid Questions!

November 7-8 – Annual ACMO/CCI-T Condo Conference

November 11, 18, 25, December 2 – Condo Course 200

November 20 – Seminar – Electrical Vehicles in Condos

Vancouver Chapter:

October 14 – Insurance Seminar

November 29 – Seminar: Strata Property Act – 15 Years Later

January 13/2015 – Seminar: Council Meetings

February 7/2015 – Seminar: Contracts for Major Project; Selecting a Contractor

This is just a snapshot of all the great events being held across the country...to register for any of these or see more fabulous educational offerings, please contact your local chapter.

For more information on more upcoming events in your area, please visit the chapter website.

2014

LEADERS' FORUM

NOVEMBER 5-6, 2014
TORONTO, ONTARIO



Canadian
Condominium
Institute **CCI** Institut
canadien des
condominiums

your condo connection

BY CHAPTERS FOR CHAPTERS

NEW DATES ** NEW LOCATION ** NEW FORMAT
Courtyard by Marriott Downtown Toronto | 475 Yonge Street, Toronto

DON'T MISS THE 2014 FALL LEADERS' FORUM

**Invitation to all CCI Chapter Board
Members & Chapter Volunteers:**

TWO DAYS OF

- ▶ Education Sessions on Best Practices for Your Chapter
- ▶ Networking and Group Round Table Discussions Sharing Information Among 16 CCI Chapters from Coast to Coast
- ▶ Formal Business Meetings
- ▶ ... and much more!

For more information, the complete program details may be found on the CCI National Website, www.cci.ca