



Message from the President

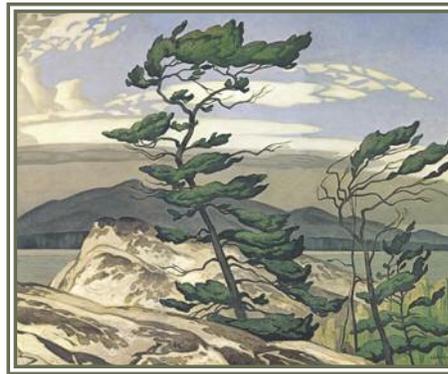
BY BILL THOMPSON, BA, RCM, ACCI, FCCI
CCI NATIONAL PRESIDENT

Change Is a Constant

If you are a tree, you are always fighting the forces of Nature. Mother Nature sends wind and rain, drought and pests at you, in wave after wave. Yet trees are still here? Why? Because they change! They adapt. They resist. They flex.

Everyone must be familiar with the famous picture of the Eastern White Pine on the island as painted by one of the Group of Seven artists, AJ Casson, entitled "The White Pine". The eastern white pine resists the forces of the wind by shedding all of its branches which face the prevailing wind (east) to become more aerodynamic. I don't think they do it on purpose, but their shedding of the least aerodynamic of their branches allows them to grow to wondrous heights and leave a very unique silhouette. That very defiant silhouette was the inspiration for the famous Canadian painting. This massive coniferous tree can survive in the most hostile of Canadian environments.

Coniferous trees keep their needles all year round, unlike deciduous trees which shed their leaves in winter. The specialized leaves of the coniferous trees are in the shape of needles. This shape helps to reduce the effect of wind on an individual leaf, and stop the leaf from drying out in the winter. It also helps to shade the soil to drown out competition, keep the soil from overheating in summer, and keep needed moisture from evaporating. Lastly, the



coniferous is very acidic and as it sheds dead needles, it changes the soil conditions so that it is only well suited to other coniferous trees, thereby choosing its competition! That is why you tend to see whole patches of coniferous trees growing together even to the point of having whole forests that are completely coniferous! By growing in such large groups, they "share" the wind and thereby reduce its negative effects.

Huge willow trees survive the effects of wind by exactly the opposite strategy. Instead of resisting the wind, they simply flex with it. The leaves are shaped long and thin to create a windproof profile, similar to the coniferous. The wind will whistle through the waving, hanging branches and have very little effect on the great willow. It grows proudly and boldly in the windiest places, beside bodies of water and thrives there. Its deep roots keep it soundly anchored, and grow to find the water that is so needed

to keep the flexible branches fed with water and nutrients. We can learn a lot from trees. They have survived and thrived by changing to meet their environment, or even by changing that environment itself.

The Canadian Condominium Institute is like that too. We are in a constant state of change. A state of resistance, yet a state of flex. Each of our environments across Canada are uniquely different, and require us to adapt specialized means to thrive there. The needs of the condominium industry in one chapter are unique from those of any other chapter, yet we have all of the same basic needs. The strength of our organization is the people who help us adapt to the unique environments, which they are so familiar with in their chapters. We owe a great debt of gratitude for all of the Chapter Presidents who lead their Boards, and their members, to enable their chapters to adapt and thrive, to resist and flex. So please let your Chapter Presidents know how much you appreciate their leadership, their guidance, their patience and their time in making your chapter adapt and thrive as it does today! Our sincerest appreciation goes out to all of them.

A handwritten signature in dark ink, appearing to be "Bill Thompson".

Bill Thompson ACCI
National President

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 pass-word is "condocases".

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

THE HOT TOPIC – Costs in the condominium setting – have things changed?

In the past, the Courts in most Canadian jurisdictions have said: As a general principle (except in special circumstances), a non-compliant owner should pay ALL of the condominium corporation's reasonable costs incurred as a result of the owner's violation (or as a result of a violation by any occupants or guests of the owner's unit).

The idea is to protect the other "innocent owners" from those costs.

However, we've seen over the past few years that more and more courts seem to be resistant to this principle. As a result, the courts are finding ways to reduce cost awards to condominium corporations, even when an owner is clearly in violation. For example,

- Courts are sometimes saying that legal costs incurred by condominium corporations are "unreasonably high" and therefore can't be awarded in full.
- Courts are sometimes saying that costs should be reduced because they are not "proportional" to the size of the dispute.
- Courts are sometimes saying that the enforcement actions of condominium corporations have been oppressive or unfair – thus reducing cost entitlements.

My sense is as follows. The courts are not entirely comfortable with the basic idea that a condominium owner should be responsible for all of the

costs incurred by the condominium corporation in the wake of non-compliance by the owner or the owner's tenants or guests. Therefore, the courts are essentially saying that they want to be certain that the long-standing principle noted above is not "abused" in any way by condominium corporations or their legal counsel. To me, the messages for condominium corporations are as follows:

- I. Always be as fair and as open as possible with non-compliant owners and their tenants.
- II. Subject to privacy, share information as fully as possible.
- III. Don't get personal, even when the owner or the tenant gets personal. Stay fair-minded and respectful (but without compromising your duty to firmly enforce the governing documents).
- IV. Give fair and open consideration to the complaints and arguments of the non-compliant owner or tenant. Wherever possible, try to give them the "benefit of the doubt".
- V. Keep costs as low as reasonably possible. [Note that this can be a tricky balance to strike, because courts have also expressed the principle that applicants must give the court all of the relevant evidence – the complete and thorough story. In my view, applicants have to be careful not to "cut corners" in presenting evidence to a court. But the courts seem to be saying that they don't want condominium corporations to "go overboard" with costly court processes. In short, condominium corporations (and their legal counsel) need to look for ways to achieve savings in the process.]
- VI. Be ready to meet with the owner and/or tenant, and be ready to compromise (as reasonably appropriate), including on the question of costs.
- VII. Avoid imposing administration fees, unless those fees are fairly and reasonably tied to actual costs. [Note that this principle is being enshrined in the pending amendments to *Ontario's Condominium Act*.]

In this issue of Condo Cases Across Canada, you will see these principles expressed in a number of the summarized decisions. However, I think that these ideas are nicely captured by the very first paragraph in one of those decisions. It is the case of *Couture v. TSCC No. 2187* and the first paragraph of the decision reads as follows:

In condominium living, the needs of the many outweigh the needs of the few. However, the power of the collective is not absolute. Power must be exercised within the bounds of the condominium's established jurisdiction and with due respect to the legal rights and reasonable expectations of the few or the one.

continued...

Condo Cases Across Canada Cont'd.

B.C. Case – Kuta-Dankwa v. The Strata Council/Corporation, Strata Plan VR 365 (B.C. Supreme Court) May 4, 2015

Strata corporation acted reasonably in attending to common element repairs

The Plaintiff owner had sued the strata corporation for alleged damages (including lost rent) due to common element defects. The Small Claims Court held that the strata corporation had “acted reasonably in connection with the ceiling repair and patio door replacement” and dismissed the owner’s claims.

The owner appealed. The appeal was dismissed.

Alberta Case – Condominium Plan No. 8222909 (Water’s Edge) v. Belas (Alberta Court of Queen’s Bench) November 26, 2015

Condominium corporation granted judgement for arrears, but foreclosure temporarily stayed

The Water’s Edge condominium complex comprises a high-rise tower and 10 townhouse units. There were problems with the tower’s exterior siding, which necessitated escalating special assessments.

The townhouse owners had refused to pay their special assessments and had asserted a counterclaim, alleging improper conduct against the condominium corporation. Among other things, the counterclaim sought an order to sever the townhouse units from the condominium.

The Court held that the condominium corporation was entitled to payment of the special assessments by the townhouse owners, and was entitled to a caveat against those units which could be enforced in the same manner as a mortgage. However, the Court also made the following order:

The foreclosure action is stayed and the redemption period is set at 8 months from the date of the Redemption Order, or 30 days from resolution of the counter claim, whichever occurs first.

Manitoba Case – 5182353 Manitoba Ltd. v. BNB Real Estates Co. Ltd. (Manitoba Court of Appeal) November 18, 2015

Court dispenses with requirement for party’s consent to registration of condominium declaration

5182353 Manitoba Ltd. (“518”) owned land which it wished to convert to condominium. BNB Real Estates Co. Ltd. owned adjacent property and enjoyed certain rights over 518’s property. 518 required BNB’s consent to the condominium conversion. BNB refused to consent. 518 obtained an order pursuant to section

5(8) of the Condominium Act dispensing with the requirement for BNB’s consent. BNB appealed. The appeal was dismissed.

Ontario Case – Ram v. Talon International Inc. (Ontario Superior Court) September 18, 2015

Forty percent increase in declarant’s budgeted common expenses may constitute a material change entitling purchaser to cancel transaction

The plaintiff had agreed to purchase a unit in a hotel condominium which was being developed by the defendant.

Between the date of the purchase agreement and closing of the transaction, the purchaser learned that the declarant’s budgeted common expenses (for the condominium) had increased by 40%. The transaction failed to close, and the question was whether or not the purchaser was entitled to repayment of the purchase deposits. The Court held that the purchaser was entitled to repayment of the deposits. The failure to close the transaction was not the result of any failure on the part of the purchaser. The Court also held that the increase in common expenses may have constituted a substantial change to the disclosure statement, and yet the defendant had not triggered the limitation period in Section 74(5) of the Condominium Act (namely a time limitation within which the purchaser could seek to cancel the purchase agreement), because the defendant had never provided notice of the change to the purchaser. In short, the limitation period had not been brought into application in this case. 🍁



CCI would like to congratulate those who have recently obtained their ACCI!

Kim DeVries (London)
Accounting

Stephanie Sutherland (Golden Horseshoe)
Legal

Stacy Wentzell (Nova Scotia)
Real Estate

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.

CHAPTER CHATTER



Vancouver Chapter – 2015 was a very successful year for CCI Vancouver and concluded with a sold out seminar on November 12, 2015 on the topic of smoking with Veronica Franco of Clark, Wilson as our guest speaker. That was our seventh and final educational seminar of the year. Over the course of 2015 our seven educational seminars attracted over 400 attendees. We hope that the 2016 educational seminar calendar attracts even more attendees. We got off to a good start with our first seminar of the year that was held on January 21, 2016 to a sold out crowd. Sean Ingraham and Jamie Bleay spoke on the roles and responsibilities of strata corporations and strata councils and finished the evening by showing a short clip of what we understand is a new reality television show called “Condo cops”. If you want a good chuckle at some of the antics and stories that form the basis of this show you can see several short clips on you tube.

On February 20, 2016 we held an educational seminar to a full house on the topic of finances and financial management for strata councils. Lisa Frey, a lawyer with Gowlings and Terence Wong, a CPA with Dong Russell & Company, entertained the crowd on a topic that can often be dry and unattractive. However the topic elicited a lot of discussion and Q & A, especially around the topic of navigating the process for securing a loan for strata corporations.

The CCI Vancouver education committee continues to work diligently to identify topics and speakers for our educational seminars. There will be at least five more educational seminars over the course of the next 9 months, including what we anticipate will be a sold out event on May 28th as our opportunity to host the Spring 2016 CCI Leaders Forum and Conference in Vancouver wraps up.

We are very excited to host the 2016 CCI Spring Conference and have some wonderful social events planned for those who come to Vancouver. Space for those social events will be limited so if you want to attend one or more of these events make sure you register early!

See you in Vancouver in a few months!

*Jamie Bleay, President
CCI Vancouver Chapter*



North Saskatchewan Chapter –

Spring has sprung! At least that is what we keep telling ourselves even though we are continuing to experience snow and wondering when we will see the warmer weather. Even with snow on the ground it only takes one warm day and we see Saskatoonians out in shorts and sandals – how crazy are our prairie people?

In October 2015 our chapter had our Annual General Meeting – just in time to replenish our Board of Directors. We were unfortunate in losing our Secretary, Newsletter Editor and President this past year. With four new members joining our ranks we are hopeful that we can re-build and move forward with continuing education seminars for our membership and get back to at least 3 newsletters annually.

In November 2015, we held a lengthy evening seminar on the subject of Reserve Fund Studies. Our expert panel was represented by an appraisal company, accounting firm, maintenance company, elevator consulting and legal counsel. All aspects of legislative requirements, process and understanding of reserve fund study components, accounting practices for funding and preventative

maintenance to extend life of components were discussed. There were 104 attendees and a lively discussion was held.

Although we have struggled this year with Board Member participation, we have been very successful with our “Director/President’s Club” meetings which we hold a minimum of 4 times annually at various condominiums throughout Saskatoon. It gives our membership an opportunity to show off their homes to other chapter members as well as growing their education. The invitations are for a limited number of Condo Board representatives and subject matter is determined by majority of attendees to previous meetings on matters current to them. Recent speakers and round table discussions have been on Legislative changes to audit and year-end financial reporting; insurance claims; owner vs. corporation responsibilities and Bylaw revisions. We are fortunate in the participation of hosting condominiums which results in little to no cost to NS-CCI and a broad spectrum of subject matter and involvement of the condominium community improving education and co-operation.

We are currently preparing for a Provincial election and on March 19th, 2016 we held a Town Hall meeting for two of the Provincial candidates, David Forbes representing NDP and Don Morgan representing Sask. Party. The questions and discussion on The Act and concerns of condominium owners were well received. We are hoping to conduct another meeting in September for the upcoming City of Saskatoon municipal election in October, 2016.

We are excited to have board members attending the May 2016 Vancouver Leader’s Forum and hopefully grow our education and newsletter production over the next year with exciting results to be reported in 2016!

*Donna Singbeil, President
CCI North Saskatchewan Chapter*

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Chapter Chatter Cont'd.



Windsor-Essex County Chapter –

Greetings from the Banana Belt of Canada!

We have had a busy winter thus far, golfing into December, first ever Strategic Planning Session (Pizza Party), Elected a New Board and Published a Wickedly Awesome Newsletter, a copy can be viewed on our website. Oh and we have revamped our website. Check it out and let us know if you like it! <http://cci-windsor.ca/about-us/what-is-cci>

We have welcomed several new members to our board, and Bill Norris has stepped down to become Past President and National Representative for the chapter. If any of you know Bill, you have to know he could not fully retire. I would like to take this time to thank Bill for his contribution and leadership over the last four years.

I (Troy Humber) have assumed the President's Role, after 10 years of being an active board member. Now I truly know why Bill was always so busy! We held an evening seminar this week which focused on the changes to the Ontario Fire Code thanks to Trisha Ashworth of FCS (a CCI Huronia Chapter Member) and Large Project Engineering presented by Dustin Ducharme of WSP. The presentation was well attended by our condominium members and guests, a local cooperative housing coordinator and many industry professionals.

We currently have another evening educational seminar scheduled for Wednesday April 13th, 2016 which will focus on several Insurance Related topics.

We are looking forward to an exciting year here at the Windsor-Essex County Chapter.

*Troy Humber, B.Tech., President
CCI Windsor-Essex County Chapter*



Eastern Ontario Chapter –

As the snow starts to melt away and CCI Eastern Ontario moves into its year-end quarter, we have much to celebrate and reflect upon. A significant accomplishment was broadening our geographic area to include Brockville, Kingston, Belleville and surrounding areas and our new name change from CCI Ottawa Chapter to CCI Eastern Ontario Chapter.

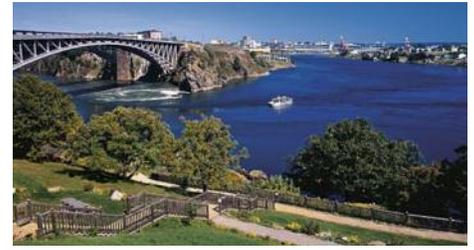
We were named "Chapter of the Year" by CCI National in the fall and we celebrated the induction of John Peart into the National CCI Hall of Fame. Our new Board of Directors was elected in the fall and some new faces and fresh ideas have appeared from the real estate industry and engineering firms. These new additions have brought new visions and broadens our ideas moving forward.

CCI-EO started 2016 by reaching out to all its members by offering free educational seminars. January brought the first of many free seminars: Lawyers, Guns and Money, which was extremely popular. Mother Nature was not on our side in February during one of Ottawa's worst snow storms and due to weather we were forced to cancel our Tarion evening. The end of March will offer another free seminar on Insurance: Covering your Assets. April will host a new Lunch and Learn seminar directed specifically for self-managed condo boards.

Spring is always beautiful in the Capital with tulips, and this year it will be busy with our popular Spring Directors Course. Our joint ACMO/CCI-EO Conference will be at the end of May and it has already shown huge popularity and the day's events are filling up will registrants and exhibitors.

The entire board of CCI Eastern Ontario would like to thank all of its speakers and experts for helping contribute to informative and educational events. Thank you to all of our members! Please check us out and follow us on social media, twitter at @CCIEastontario or LinkedIn at CCI Eastern Ontario.

*Julie Klotz, Administrator
CCI Eastern Ontario Chapter*



New Brunswick Chapter –

Spring was welcomed this year by a coupling of Mother Nature and Old Man Winter producing a snowstorm just when we were watching the runners on our beautiful trails.

Since our last Chapter Chatter, we have several new additions to our Board.

Phil Williams - President
Matt DeWitt - Vice President
Judy Orr - Treasurer
Beth McDermott - Secretary and Administrator
Susan Holland - Membership Chair
Directors: Cindy Cormier, Kate Mammen, Leo-Guy LeBlanc, Jane Mitton-MacLean, Sharon Sloat and Gary MacDonald

CCI New Brunswick is pleased to welcome Beth McDermott as our Administrator. Beth has been involved in CCI NB since the very first meeting and was a member of the original Steering Committee. Beth brings knowledge of the condo world being a condo owner and newsletter writer for her condo and has attended many of our seminars.

Our VP Matthew DeWitt is on the National Constitution Committee working with lawyers from across the Country. The anti-spam form was driven by this committee.

Our Treasurer, Judy Orr has joined the National Education Committee. They are working on updating materials for seminars and courses. Thank you for those who volunteer on our Board, many hands make light work.

Your Secretary, namely me, has agreed to take on the Administrator duties. Our chapter is alive and well, always interested in what you think and we welcome your input. We are working on our Chapter Newsletter and welcome your articles, pictures and sponsorship. What to name this newsletter is the question? Input from our membership is encouraged – it is all yours to name!

continued...

Chapter Chatter Cont'd.

Our educational features this year are based on the requests of our membership. Presidents Forums in both French and English, Seminars scheduled include: Bookkeeping/ Accounting, Insurance, and CM100. Check out our updated website for news and views: www.cci.ca/NewBrunswick

Please continue to use CCI NB as a resource. Make use of the National website which is our best source with new information added on a regular basis. The New Brunswick site also carries all ongoing activities and a directory of professionals who service condominiums.

If you have news about your Condominium you would like to share with our members, awards won, efficiencies gained or any other item please send it to us and we can put it on our web site and add it to the newsletter. Volunteers are welcomed and the experience you will acquire as a result of being on our Board or your Corporation Board will benefit your everyday living in your Condominium. Our membership drive is on now and we welcome new members. We are here to educate and no question is left unanswered.

Any questions or issues please contact President Phil Williams at 506. 454.3499 or philwilliams@bellaliant.net or ccinewbrunswick@cci.ca

CCI encourages our community professionals to give a presentation. Please contact us and we can work out the details. Membership in CCI NB is a requirement.

Send your Condo picture to me and you will be focused in our newsletter.

Beth McDermott emcdec606@rogers.com

*Beth McDermott, Administrator
CCI New Brunswick Chapter*

UPCOMING CHAPTER EVENTS

Eastern Ontario Chapter

April 7 – Lunch n Learn: Self Managed Boards – Ottawa
April 30/May 1 – Spring Condo Directors Course – Ottawa
May 27 – ACMO/CCI Annual Conference and Trade Show - Ottawa

Golden Horseshoe Chapter

April 9 – Level 100 Course – Kitchener
April 16 – Level 100 Course – Burlington
May 6/7 – Conference & Trade Show – Kitchener
June 4 – Level 300 Course – Milton

Huronian Chapter

April 9/10 – Directors Course - Barrie

London & Area Chapter

April 5 – Lunch n Learn: Condo Act-A Status on Licensing – London

Manitoba Chapter

April 21 – Lunch n Learn: People, Pets and Parking – Winnipeg
May 19 – Lunch n Learn: Meetings, Meetings, Meetings: Don't Waste My Time – Winnipeg

New Brunswick Chapter

April 9 – Seminar: Insurance – Saint John
May 7 – CM100 Course – Moncton

Newfoundland & Labrador Chapter

April 6 – Seminar: Safety & Security for Condos – St. John's
May 7 – CM 100 Course – St. John's

North Alberta Chapter

April 14 – Lunch n Learn: Loving (not Lamenting) Your Landscaping – Edmonton
April 30 – Conference and Trade Show - Edmonton
May 28/29 – CM300 Course – Edmonton

South Alberta Chapter

April 21/28 and May 5 – CM300 Course – Calgary
April 28 – Lunch n Learn - Calgary
May 12 – CM101 Course - Calgary

Toronto & Area Chapter

April 2 – Education Extravaganza – Toronto
April 9/10 – Level 300 Course – Toronto
June 7 – Level 101 Course – North York
June 22 – Seminar: Are Airbnb's in Condos Really an Issue? - Toronto

Vancouver & Area Chapter

April 21 – Seminar: Nominations and Elections in Stratas – Vancouver
May 28 – Repair & Maintenance & CRT Update – Vancouver
June 23 – Strata Council Member Code of Ethics – Vancouver

Windsor Essex County Chapter

April 13 – Seminar: Insurance Advice & Recovery/Restoration Following Damage - Windsor

Chapters are adding new events all the time, check back with your local chapter to get an updated list of events in your area!

www.cci.ca

CCI-N 2016 Spring Leaders' Forum

hosted by
Canadian
Condominium
Institute **CCI** Institut
canadien des
condominiums
Vancouver Chapter

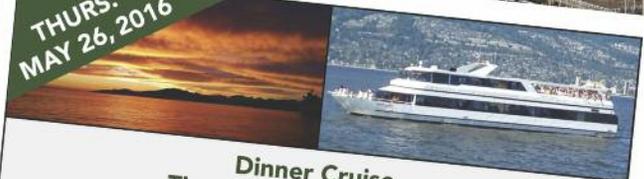


**WED.
MAY 25, 2016**



Meet & Greet
Time: 5:00 pm – 9:00 pm
Location: Vancouver Rowing Club
Complimentary drink and appetizers.

**THURS.
MAY 26, 2016**



Dinner Cruise
Time: 5:30 pm – 9:00 pm
Join us on board, for a dinner cruise on the Pacific Ocean. Be blown-away; but not by the wind! See the spectacular B.C. Coast and the skyline of Canada's west-coast bejeweled city – Vancouver; and be delighted with food and drink befitting such a majestic setting. Then, after dinner, laugh, sing and act (if you like) with Vancouver Theatre Sports and more comedy than any evening should ever contain!
INCLUDES: Cruise, Dinner, gratuities, entertainment.
FEE: \$85.00

**FRI.
MAY 27, 2016**



Squamish Gondola
Time: 5:30 pm – 9:00 pm
Join us for a cloud's-eye view of beautiful British Columbia. Just north of Vancouver, on the way to Whistler, the Squamish Gondola will take us up into the clouds to delight the eyes with a spectacular view, and excite the palate with delicious west-coast cuisine.
INCLUDES: Scenic bus-ride of sea-to-sky highway, gondola, dinner, gratuities.
FEE: \$85.00

**SAT.
MAY 28, 2016**



CCI Vancouver Chapter Seminar
Time: 8:30 am – 12 Noon
Location:
Westin Bayshore Hotel

TOPICS:
1. Repair and maintenance and updating your depreciation report – Presented by Kevin Grasty of WSP Canada Inc.
2. An update on the Civil Resolution Tribunal - Presented by Ms. Shannon Salter, Chair of the Civil Resolution Tribunal.
INCLUDES: Morning Coffee, Seminar, Lunch (will be served at the completion of the morning's seminar topics).
FEES: Members: \$30.00 (rate applies up to 3 guests of member)
Non-Members: \$55.00

All registrations for the CCI-N 2016 Spring Leaders' Forum will be done online this year.

To Register, please visit the below link (or copy and paste it into your browser):

<https://cci-portal.ca/events/springforum2016>

Canadian Condominium Institute – National Office, 2800 – 14th Avenue, Suite 210, Markham, ON L3R 0E4
Tel: 1-866-491-6216 | Fax: 416-491-1670 | Email: info@cci.ca

CCI-N 2016 Spring Leaders' Forum

hosted by Canadian Condominium Institute **CCI** Institut canadien des condominiums
Vancouver Chapter



CCI National Leaders' Forum - Spring 2016

The Westin Bayshore Hotel, Vancouver, BC

Preliminary Program - times may be changed

WEDNESDAY, MAY 25, 2016		
2:00pm-5:00pm	Prospect	CCI National Executive Meeting <i>[By Invitation Only]</i>
5:00pm-9:00pm	Off-Site	Meet & Greet - All Welcome - Hosted by CCI-Vancouver <i>Location - TBC</i>
THURSDAY, MAY 26, 2016		
8:00am-9:00am	Prospect	Executive Meeting & National Committee Chairs Working Breakfast Meeting <i>[By Invitation Only]</i>
	Cypress	Networking Breakfast <i>[All Attendees Welcome]</i>
9:00am - 10:10am	Cypress	Session 1: Build Your Winning Team with "CondoSTRENGTH" <i>Mark Bhalla and Ernie Nyitrai (CCI-T)</i>
10:10am-10:35am	Cypress	BREAK (Buy Me Some Peanuts or Crackerjacks...)
10:35am - 12:00pm	Cypress	Session 2: Hitting a Brand Slam! <i>Speaker TBC</i>
12:00pm-1:00pm	Cypress	Networking Lunch - Time to Visit the Concession Stands
1:00pm - 1:45pm	Cypress	Session 3: Loading Your Bases
		Chapt Mtg/Chapt Rel Group Work Group Discussion: Case Studies
1:45pm - 2:30pm	Cypress	Session 4: Deepening Your Farm Team
		Chapt Mtg/Chapt Rel Group Work Group Discussion: Case Studies
2:30pm - 3:00pm	Cypress	BREAK (Buy Me Some Peanuts or Crackerjacks...)
3:00pm - 3:45pm	Cypress	Session 5: Hitting It Out of the Park!
		Chapt Mtg/Chapt Rel Group Work Group Discussion: Case Studies
5:30pm-9:00pm	Off-site	CCI-Vancouver - Dinner Cruise <i>[Ticketed Event]</i>
FRIDAY, MAY 27, 2016		
8:00am - 9:15am	Boardroom	CCI-N Executive Breakfast Meeting <i>[By Invitation Only]</i>
	Prospect	CCI-N Council Breakfast Meeting <i>[By Invitation Only]</i>
	Cypress	Delegates Networking Breakfast <i>[All Welcome]</i>
9:15am-10:45am	Cypress	CCI-N National Council Meeting [Nat'l Council Reps; Guests Welcome]
10:45am-11:00am	Cypress	BREAK (Buy Me Some Peanuts or Crackerjacks...)
11:00am-12:00pm	Cypress	<i>7th Inning Stretch Updates:</i>
		Nominations Committee (15 minutes) <i>[G. Penney]</i>
		National Food Drive (10 minutes) <i>[B. Thompson]</i>
		Chapter Update-GHC/GR (10 minutes) <i>[D. Forbes]</i>
		Database/Events Portal (25 minutes) <i>[A. Nash]</i>
12:00pm-1:00pm	Cypress	Networking Lunch - Time to Visit the Concession Stands
1:00pm-2:15pm	Cypress	Committee Meetings: Membership, Chapter Relations, Education, ACCI
2:15pm-3:30pm	Cypress	Committee Meetings: Communications, Gov't Relations, Constitution
5:30pm-9:00pm	Off-site	CCI-Vancouver - Squamish Gondola <i>[Ticketed Event]</i>
SATURDAY, MAY 28, 2016		
8:30am-12:00pm	Cypress	CCI-Vancouver Chapter Seminar & Lunch Following Event <i>[Ticketed Event]</i>