

ALBERTA CONDO EXPO



SHARING 
SOLUTIONS

*Saturday, May 12, 2018
MacEwan University*

CONFERENCE PROGRAM

Canadian
Condominium
Institute

CCI

Institut
canadien des
condominiums

North Alberta Chapter

your condo connection



ALBERTA CONDO EXPO
MacEwan University - May 12, 2018

SHARING 
SOLUTIONS

WESTERN CANADA'S LARGEST CONDOMINIUM CONFERENCE AND TRADE SHOW RETURNS THIS SPRING!

Book your calendars now and take advantage of the numerous condominium educational presentations and networking opportunities with other Condo Owners, Board Members, Managers and Business Professionals during our *Alberta Condo Expo*.

REGISTER EARLY to avoid missing your choice of topics as over half of the sessions were **SOLD OUT** last year and save by registering prior to the EarlyBird deadline (**April 12, 2018**).

Choose between either the full day Conference (Best Value) or if time is an issue, register for any of the individual sessions that interest you the most.

CONDO EXPO HIGHLIGHTS

- **Select From A Variety Of Topics In Each Of The Three Time Slots (See Schedule)**
- **Keynote Luncheon With Service Alberta Providing A Legislative Update**
- **Condominium Legal Panel Returns To Answer Your Questions**
- **Tradeshow Featuring 40+ Vendors Is Free To The General Public**
- **Condo Owner Essentials Session: Understanding Condo Living**

**Robbins Health Learning Centre - MacEwan University
10910- 104 Avenue, Edmonton, AB**

ATTENDEE PRICING

FULL CONFERENCE PACKAGE (*BEST VALUE*)

Includes: Your choice of ONE topic in each of the 3 sessions, Legal Panel, Tradeshow, Continental Breakfast, Keynote Luncheon and Parking Pass

CCI Member EarlyBird Rate (until April 12)	\$125 + GST
CCI Member Regular Rate (April 13- May 10)	\$150 + GST
Non-Member Rate	\$225 + GST

INDIVIDUAL CONFERENCE SESSIONS (REGISTER BY TOPIC) AND LEGAL PANEL

Subject to Availability. Includes Tradeshow Access. Cost per session.

CCI Member EarlyBird Rate (until April 12)	\$35 + GST
CCI Member Regular Rate (April 13- May 10)	\$40 + GST
Non-Member Rate	\$60 + GST

CONDO OWNER ESSENTIALS: UNDERSTANDING CONDO LIVING

Same session offered once in the Morning and once in the Afternoon (see schedule) Subject to Availability. Includes Tradeshow Access.

CCI Member EarlyBird Rate (until April 12)	FREE with Food Bank Donation
CCI Member Regular Rate (April 13- May 10)	\$20 + GST
Non-Member Rate	\$30 + GST

**AVOID DISAPPOINTMENT - Register Early
before sessions SELL OUT!**



REALTORS® Association of Edmonton

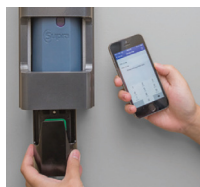
The **REALTORS® Association of Edmonton** has partnered with CCI-NAC to rollout a new program – **Condo Access Box Program** – which offers a more secure way to provide access to buildings and units to REALTORS®.

This joint program is the first of its kind in Alberta and will provide a consistent, clear and secure approach to condo sales across the region.

CONDO ACCESS BOX (CAB) PROGRAM

Condo access boxes will provide secure access to the building, with a centralized lockbox for building access placed in a well-lit, safe location, usually in the front entrance or lobby, which will store multiple keys, fobs or access cards. Once inside the building, there will be a securely wall-mounted key box bar at a secondary location on which REALTORS® may hang their unit key boxes.

Access to both lockboxes is facilitated through the use of a wireless TRACcess key and a REALTOR® specific code, and a record of the access and activity is recorded.



HOW TO PARTICIPATE

CCI-NAC property manager members will have the opportunity to order Condo Lobby Boxes for their properties. The REALTORS® Association of Edmonton will provide highly secure, tamper-proof condo access boxes at NO CHARGE, along with accompanying key box bars for access to individual units. There is no financial commitment for condo associations or boards who wish to participate in the program.



For more information on this free program and service please contact Sharon Kupper-Radford at email:

sharon.kupper-radford@ereb.com or Bus: (780) 453-9368

**COME VISIT US AT
THE TRADESHOW!**

SCHEDULE

To Register visit our website at
www.albertacondoexpo.com

<p>Registration & Welcome Address</p> <ul style="list-style-type: none"> Registration and Check In / Tradeshow Set Up Breakfast for Conference Registrants Welcome Address 	<p>7:30 a.m. to 8:30 a.m.</p>
<p>Conference Session #1 (Choose one (1) of four (4) topics)</p>	<p>8:30 a.m. to 9:45 a.m.</p>
<p>Tradeshow Open</p> <ul style="list-style-type: none"> Free to General Public 	<p>9:30 a.m. to 3:30 p.m.</p>
<p>Break with Tradeshow Exhibitors</p>	<p>9:45 a.m. to 10:15 a.m.</p>
<p>Conference Session #2 (Choose one (1) of four (4) Topics)</p>	<p>10:15 a.m. to 11:30 a.m.</p>
<p>Break with Tradeshow Exhibitors</p>	<p>11:30 a.m. to 12:00 p.m.</p>
<p>Keynote Luncheon for Conference Registrants</p>	<p>12:00 p.m. to 1:30 p.m.</p>
<p>Conference Session #3 (Choose one (1) of three (3) Topics)</p>	<p>1:30 p.m. to 2:45 p.m.</p>
<p>Break with Tradeshow Exhibitors</p>	<p>2:45 p.m. to 3:15 p.m.</p>
<p>Conference Session #4- Condominium Legal Panel</p>	<p>3:15 p.m. to 4:30 p.m.</p>
<p>Grand Finale</p> <ul style="list-style-type: none"> Door Prize Draws/ Closing Remarks 	<p>4:30 p.m. to 5:00 p.m.</p>

CONDO OWNER ESSENTIALS SCHEDULE:

- 9:00 a.m. to 11:00 a.m. - Understanding Condo Living (Morning Session)
- 1:00 p.m. to 3:00 p.m. - Understanding Condo Living (Afternoon Session)

CONFERENCE TOPIC DETAILS

SESSION #1 8:30 A.M. TO 9:45 A.M.

1 A) DEMYSTIFYING BOARD & CORPORATION LIABILITY: AN INSURANCE PERSPECTIVE

PRESENTERS: DAWN MITCHELL (HUB INTERNATIONAL) AND TONY REED (BFL CANADA)

It's one thing to have insurance coverage but it is just as important to understand what it does or does not apply to. In this session we will focus on the matter of liability coverage for condominium corporations.

Directors and Officers - Understanding the specifics of this coverage, common issues and what Best Practices are needed to prevent future claims.

Crime/Fidelity Bond- The misappropriation of funds can have a devastating effect on the financial health of your condo. What steps can you take from an insurance aspect?

General Liability - See how this coverage applies to accidents that may occur with residents, guests, volunteers, etc.

1 B) THE TRUTH ABOUT CONDO BOARD MEETINGS (AND HOW TO FIX THEM...)

PRESENTER: GORD SHEPPARD (CREATE AWESOME MEETINGS)

During this honest, hands-on presentation Gord Sheppard 'tells it like it is' about why so many of our condo board meetings are so bad - and then he gives you practical solutions that you can use to make your next meeting awesome. During this session you'll also get a chance to role-play and actually experience what it's like to be an effective leader and follower during a condo board meeting. In this session you'll also learn:

- How to fight, so you can really get along
- How to establish real ground rules that will make your meeting a success
- How to deal with difficult personalities

1 C) WHAT'S THAT SMELL? RESOLVING ODOUR TRANSFER IN CONDOS

PRESENTER: JUSTIN TUDOR P.ENG (KELLER ENGINEERING)

Mitigating odour transfer in units can be a repetitive and costly endeavour without a proper framework to work through. With new legislation soon allowing for marijuana use, condominiums could be increasingly susceptible to complaints related to unwanted odour. Find out the most efficient methods to detect, mitigate and eliminate any number of common airborne nuisances that can travel within all types of condominiums.

CONFERENCE TOPIC DETAILS

SESSION #1 8:30 A.M. TO 9:45 A.M.

1 D) WHY ARE WE STILL TALKING ABOUT ASBESTOS?

PRESENTER: TED LETOURNEAU (SAFETY COORDINATION SERVICES)

Because unfortunately it's still relevant. Anyone one of you who has had their building subjected to asbestos removal in the past knows how important due diligence is with respect to the health and safety of their properties. Find out how and where asbestos can originate in building materials, the health hazards they present when disturbed and the legislative requirements that must be followed. Learn how sampling and mitigation strategies can protect both residents and contractors alike. As the Boy Scouts say "Be Prepared".

SESSION #2 10:15 A.M. TO 11:30 A.M.

2 A) BEST PRACTICES FOR CONDOMINIUM COLLECTIONS

PRESENTER: NATASHA SUTHERLAND (WILLIS LAW)

This topic will cover best practices for Condominium Corporations to maximize collection of unpaid condominium fees, special assessments, chargebacks and fines. Find out what you need to do to chase arrears, including: what the courts require, what should be included on an estoppel certificate, what can and cannot be included in a caveat and how a corporation can hold an owner accountable for their financial obligations.

2 B) COMPLAINT CORNER - HOW TO TURN CRANKINESS INTO PEACE, LOVE AND UNDERSTANDING

PRESENTER: DEBORAH M. HOWES, ACCI, FCCI CHARTERED MEDIATOR AND ARBITRATOR (HIGH CLOUDS INC.)

Does your corporation have an effective procedure for dealing with owner, tenants and director complaints? Do you ignore complaints? Or pass them on to someone else to deal with? How many are resolved? How many complaints keep returning to the surface - at inconvenient times? Attend this session to discuss effective complaint procedures, best practices, tips and tools and when to seek advice.

See next page for more session details

CONFERENCE TOPIC DETAILS

SESSION #2 10:15 A.M. TO 11:30 A.M.

2 C) MOVING FORWARD WITH SMOKE-FREE CONDOMINIUMS

PRESENTERS: ANGELINE WEBB (CANADIAN CANCER SOCIETY) AND HEIDI BESUIJEN (REYNOLDS MIRTH RICHARDS & FARMER LLP)

Developing a smoke-free bylaw for your condo could save boards, managers and residents, money and time AND it may be easier than you think. Many people living in multi-unit housing are still involuntarily exposed to tobacco smoke inside their homes due to the migration of tobacco smoke from neighboring units. This may become a more pressing issue with the legalization of cannabis use this summer. **This presentation will provide information and tools to help you plan, develop, implement and enforce, from a practical and legal perspective, a smoke-free condominium bylaw that can work for all residents**

2 D) HOW TO MAXIMIZE YOUR CAPITALS ASSETS WITH THE RESERVE FUND REPORT

PRESENTERS: AL KING P.ENG (WADE ENGINEERING) AND BRETT BINNIE (AV8 SOLUTIONS)

From the time the Reserve Fund Report is received from the provider to the end of the 5 year cycle there are a number of steps a proactive board should take to get the biggest bang for their buck. Gain insight into what should be considered prior to approving the report, suggestions on how to grapple with funding shortfalls and best practices for owner notification. Following this initial stage we discuss how to extrapolate information from the Report for follow-up and the roles/benefits of preventative maintenance. Finally we address how to best manage/record capital changes that occur and properly complete the Annual Report to communicate back to the owners.

KEYNOTE LUNCHEON 12:00 P.M. TO 1:30 P.M. UPDATES TO CONDOMINIUM LEGISLATION

PRESENTER: LEE CHANTAL, STATUTE ADMINISTRATOR (SERVICE ALBERTA)

As Service Alberta continues to progress through amendments to the condominium legislation, a snapshot in time will be provided to our attendees. A high level overview of where the Ministry is with this second stage of amendments will be presented as well as some of the highlights of the feedback the Government of Alberta received from the open houses and online survey conducted in 2017. A Q & A session will follow.

CONFERENCE TOPIC DETAILS

SESSION #3 1:45 P.M. TO 3:00 P.M.

3 A) WEEDING OUT THE CANNABIS ISSUE- UNDERSTANDING WHAT YOUR CONDO CAN DO

PRESENTERS: KIM CAPSTICK (ALBERTA CANNABIS SECRETARIAT) AND VICTORIA A. ARCHER (GLEDHILL LAROCQUE)

The governments of Canada and Alberta are finalizing legislation to legalize and regulate the possession, recreational use and production of marijuana in Canada. The proposed Cannabis Act will allow adults to legally possess and consume regulated quantities of marijuana as well as grow marijuana plants in their residences. Attend this session to learn more about what has been confirmed to date and what you can do to prepare your Condominium for the challenges ahead.

3 B) FINANCIAL BORROWING FOR CONDOMINIUMS- LOOK BEFORE YOU LEAP PRESENTER: TODD SHIPLEY (REYNOLDS MIRTH RICHARDS & FARMER LLP)

The concept of Condominium Corporations borrowing money to finance capital restoration projects or large emergency repairs has become more common in recent years as Boards and Owners consider other options besides the dreaded Special Assessment. However there are a number of issues that need to be considered before determining whether a Corporation should borrow.

- Do our bylaws address the option of borrowing and if not what parameters should be considered?
- What is the impact of borrowing or choosing not to borrow?
- What type of loan is being considered? (opt-in/opt-out or all owners participating)
- What is the process and what are the costs of borrowing?
- What additional obligations does the Corporation have to meet if they borrow funds?
- What are the consequences of default?



See next page for more session details



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SESSION #3 1:45 P.M. TO 3:00 P.M.

3 C) CONDO Q & A - ASK THE PROFESSIONALS

MODERATOR: HELENA SMITH, ACCI, FCCI (HRS CONDOMINIUM CONSULTING)
PRESENTERS: ANNIESA HENKEL (MARSH CANADA), BRIAN SHEDDEN (ENTUITIVE)
AND MELISSA STAPLER (WILLIS LAW)

This session is geared to new(ish) Board members who prefer the buffet style of learning with an opportunity to absorb a variety of different topics at one seating. Our panel of professionals have legal, engineering and insurance backgrounds and are willing to share their expertise with you to improve your knowledge and ultimately assist your Corporation with the challenges ahead. Attendees will be able to submit questions in advance or ask them in person.

SESSION #4 3:15 P.M. TO 4:30 P.M.

CONDOMINIUM LEGAL PANEL

PANEL - VICTORIA ARCHER (GLEDHILL LAROCQUE),
ROBERT NOCE (MILLER THOMSON LLP),
TODD SHIPLEY (REYNOLDS MIRTH RICHARDS & FARMER LLP)
AND HUGH WILLIS (WILLIS LAW)

Our most popular session of the day returns with our esteemed panel of condominium lawyers who will educate and entertain our attendees with their usual wit and wisdom. We have finally brought some grace and civility to the panel with the addition of lawyer Victoria Archer to keep the boys on their best behaviour.

The group will update you with their perspectives on recent and pending legislation as well as condo related case law of note. Hot button topics such as Age Restriction changes and Cannabis control will undoubtedly be discussed with varying viewpoints as well as recommendations on how best to deal with the Act and Regulations amendments that have been enforced this year. As per usual, we will always leave the bulk of time for the audience to ask their own general questions to the panel as well.

GRAND FINALE 4:30 P.M. TO 5:00 P.M.

Draw Prizes / Closing Remarks

We are very fortunate to have a large group of generous Business Partners who donate prizes for the attendees. It is definitely worth the wait as you must be present to take home a draw prize if selected.



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NEW FOR 2018!

CONDO OWNER ESSENTIALS SESSIONS

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UNDERSTANDING CONDO LIVING

Session #1 9:00 A.M. – 11:00 A.M.

Session #2 1:00 P.M. – 3:00 P.M.

PRESENTERS: CCI NORTH ALBERTA BOARD MEMBERS - TRUDY ANDERSON (KDM MANAGEMENT) AND MAURICE PERRAULT (HARBOUR PARK CONDOMINIUMS)

CCI North Alberta is launching its new “Understanding Condo Living” session created specifically for condominium owners and those individuals considering becoming one. This introductory course will assist owners understand their rights and responsibilities and how condominiums operate within the province of Alberta. We will cover the basics of Governance, Financial and Maintenance obligations and identify key documents every owner should have in their possession. We will touch on how to best address issues you may have with the Board, manager or a fellow resident as well as your additional duties as a landlord in a condominium setting. We will also leave time for additional questions from those attending.



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