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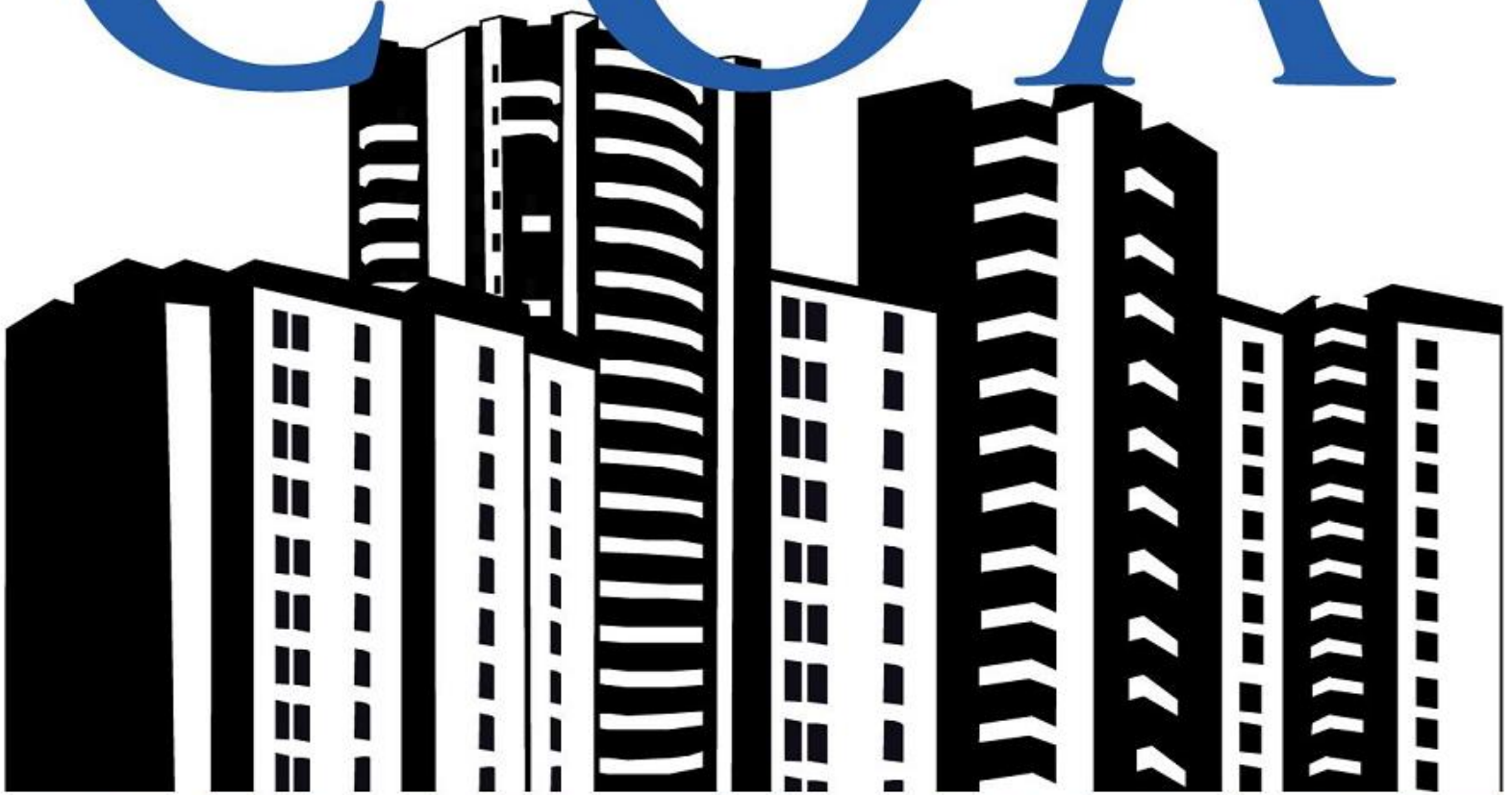

CONDO OWNERS ASSOCIATION

COA

Condo Owners Association is a Registered Non-Profit Association

Condo Owners Association

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COA Video and Presentation

TIP Stage – 1:30 p.m. Sat Mar 24

CALL FOR ACTION

FOR CONDO OWNERS RIGHTS

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What do you know about Condominiums?

- Turnover Meetings
- Annual General Meeting
- Operating budget
- Reserve Funds
- Reserve Fund Study
- Energy Audits
- Performance Audit

- Condo Buildings
- Are valued at
- $80 Million Dollars

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How Much do you really know?

What is a Condo Owner ?

Know your Rights to enjoy your home

Understanding what you own:

- You are a Member of a Corporation
- The Corporations Act does not apply to the Condo Corporation
- Condo Corporations therefore must comply to the Condo Act, 1998
- Your Condo Corporation is registered ie. TSCC 5555 is your identity
- TSCC stands for Toronto Standard Condominium Corporation
- This name changes depending in what City you are in
- ALL OWNERS have RIGHTS in their Condo Corporation
- Each owner of one (1) unit has a Vote
- If you own two (2) units you then have two (2) Votes

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What about your Condo Board of Directors?

Does your Board of Directors have the knowledge and experience to represent your Condominium?

Key Considerations:

- How does the Board of Directors operate
- Do they respect the guidelines of the Condo Act
- Are they aware or have any knowledge about the Condo Act
- Have they been given any courses as a Director relating to good governance and specific knowledge towards the Operations of the Building
- Do they solely depend on the advice of Property Management
- Are they familiar with the contracts in the building
- Do they ensure complete transparency on their operations

Property Management

You and Property Management

- Contact Property Management to register yourself as a New Owner or Tenant
- You must provide all of the paperwork as mandated by the Condo Corporation
- You must get your Fob/Electronic cards registered and activated for entry
- Some Fob/Electronic cards restrict elevator access only to your floor
- Book your Elevator and provide a Deposit

- REMEMBER – the deposit covers any damage you may do to the elevator during your move and if the damage is more than the deposit – YOU are responsible to pay
- REMEMBER – Any damage you do to any part of the common elements of the building during a move is also your responsibility to repair or replace at your cost
- Depending on the building – you may receive a Welcome Kit explaining the Condo

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Is your Board of Directors complying to the Condo Act 1998

Your Condo documents must be in Accordance with the Condo Act! COA supports a "standardized Condo Document also known as a Declaration" . This is the only way Condo Owners can be protected against bad Board of Directors.

Condo Documents

By-Laws of the Condo Corporation

Rules and Regulations

Condo Owners Must Support

CONDO ACT REFORM !

The Condo Act, 1998 needs to be changed

Condo Owners need to protect their home and investment

- **The Condo Act has not been updated in 15 years**
- **There are over 1,000,000 Million Condo Owners being affected**
- **New Construction is being built all over the Province**
- **Condo population is growing very fast with limited protection**

Condo Act - Qualifications for Condo Board of Directors Positions

(a) The person is eighteen years of age or over
(a) The person does not have undischarged bankrupt
(b) A person is of sane mind

Board of Directors cannot *Violate the Condo Act*

Board of Directors cannot make changes to their By-Laws to limit only Owners Living in the Building can be on the Board of Directors.

Manipulating Proxies and Owners

- **Problems during an Election Process**
- No restrictions on Condo Act relating to resume content
- Limited restrictions on Condo Act relating to proxies must be changed
- No restrictions on Condo Act for proxy to be delivered to Third Party
- No allowances for witnesses on proxy must be change in Condo Act

- **What does happen:**
- Board of Directors can manipulate Proxies and Owners
- Owners can manipulate Proxies and other Owners
- Door-to-Door Canvassing allows the potential of spreading lies for votes

- **Condo Corporation is caught in a cross-fire searching for the truth!**

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WHY JOIN - Condo Owners Association

COA Mission Statement:

To provide a cohesive united voice to represent condominium owners across the province to all levels of Government. To Support the development of its members, fostering a prosperous and sustainable economic environment while contributing to the quality of life in their Condo Community.

Condo Owners “NEED” an Association to represent them as a collective body

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Condominium

Status Certificates & Financial Documents

Status Certificate & Related Documents confirms:
1) The Financial position – Income and Expense
2) The Declaration – Condo Document
3) The Certificate of Building Insurance

Standard Procedure

The Property Management prepares all Status Certificates and a Member of your Board of Directors signatures approval.

Your Status Certificate is your Ticket to your investment.

Law Suits, Liens, Limited Reserve Fund etc - as listed on your status certificate will affect your building in a negative manner

Reasonable Condo Corporation Law Suits

Why would a Condo Owner sue their own Condo Corporation

Possible Reasons for Law Suits

- The building is mismanaged and falling apart
- The financial affairs of the building are compromised
- There are major deficiencies against the Builder

- ANY OTHER REASONS are not important and should have never gone to the degree of a law sui

- Condo Owners must be aware of Owners with ulterior motives who use their Condo Corporations for their own self driven interest

- **DON'T GET PULLED INTO A MESSY SITUATION IN YOUR CONDO**

Unreasonable Condominium Law Suits

Owner/s who submit a law suit against your Corporation

tend to be for their personal gain and

NOT in the best interest of ALL owners

Why would they hurt all owners by:

- Naming their Corporation in a Law Suit
- Naming their Board of Directors in a law suit
- Naming their Property Management in a law suit
- Creating a law suite because of hidden ulterior motives
- Purposely creating a problem with the intentions of a law suit
- Misusing the intent of the Condo Act to create a controversial situation

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Calls for Action for Condo Owners Rights

Condo Owners Association Reg. Non Profit

Video and Presentation

Main Stage

Fri March 16 - 5:30 pm
Sat March 24 - 1:30 pm

Condo Owners have lost their Rights
Hear the problems and find the solutions
Protect your Home and your Investment

Speaker: Linda Pinizzotto, COA Founder CEO

Guest Speaker: Rosario Marchese, MPP Trinity Spadina

Condo Owners Association says:

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COA Supporting Intiatives to Help our Environment

Supporting the Condominium Owners Association – COA

BMO Nesbitt Burns

Making money make sense

COA
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Supports Initatives to Help our Environment

VisionQuest
Environmental Strategies Corp.

geep
Global Electric Electronic Processing

Global Electronic Recycling for condominiums

GLAD

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Why would your Board want to JOIN COA ?

Your Board of Directors would join If they:

- > care about your Condo building
- > understand the importance of COA
- > realize they cannot make Government changes
- > understand the huge benefits of COA for a low cost
- > can identify the benefits of changing the Condo Act
- > realize we need better Tarion Warranty coverage
- > we need environment solutions for our buildings
- > we need a food waste recycling program
- > we need government initiatives to finance energy retrofits

Condo Board of Directors need to show their owners that they "Care about our Condominiums"

We all need to help to better protect Condo Owners

What about your Condo Building?

If you buy a home you hire a Building Inspector for the following:

- inspect the Heating and air conditioning systems
- inspect the Plumbing and Electrical Systems
- inspect the Roof and Foundation, Basement
- Inspect Insulation, framing and windows

What about in Condominiums?

COA supports the “Condo Doctor” for these inspections of the building and not just your unit. Board of Directors need to depend more on the professionals and ensure that these systems are working properly

CONDO OWNERS NEED TO KNOW THEIR RIGHTS

Owners & Condo Corporation Law Suits

Many times Purchaser do not enlist the services of a Building Inspector when they are purchase a Condominium Apartment however if the unit has its own Gas and Hydro system, it is advisable to have these systems inspected by a qualified professional.

A Building Inspections include the following:

- Heating and air conditioning systems
- Plumbing and Electrical Systems
- Roof and Foundation, Basement
- Insulation, framing and windows

Offers to Purchase are Conditional upon the Property being inspected by a qualified Home Inspectors within a 3-4 business day period following acceptance of the Offer.

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A Message from Rosario Marchese

MPP – Trinity Spadina

Dear Friends,

A lot has occurred since the election a few months ago. Ontarians are facing tough economic times, and several voices are calling for massive cuts to services and programs. With a minority government at Queen's Park, it's essential that consultation and collaboration occurs among all politicians to confront the challenges families are facing. Ontarians are concerned about job losses. We need to work together to tackle this crisis and focus government priorities on household well-being.

As always, I'm interested in hearing your thoughts—please phone, send an email, or visit my constituency office. My staff and I value your opinions!

All the best,

Rosario Marchese
MPP, Trinity-Spadina

What Can Condo Owners Do?

Work with COA and Rosario Marchese, MPP

Contact the Minister for Consumer Services

Margarett Best
Ministry of Consumer Services
6th Floor, Mowat Block
900 Bay Street
Toronto, Ontario M7A 1L2
(416) 327-8300 mbest.mpp.co@liberal.ola.org

Tell Minister Best the Condo Act needs updating

STOP THE OMB – Ontario Municipal Board

What Can Condo Owners Do?

Contact the Premier and the Minister of Municipal Affairs and Housing. Let them know Toronto can handle its own development and planning. They don't need the OMB overruling them by a handful of unelected members accountable to no one.

Hon. Dalton McGuinty, Premier
Legislative Building
Queen's Park
Toronto ON M7A 1A1
(416) 325-1941 dmcguinty.mpp.co@liberal.ola.org

Short Term Condo Rentals-Affordable Housing

How does that affect Condos?

Contact the Premier and the Minister of Municipal Affairs and Housing. Let them know of your concerns. Short-term 1 day -4 days – 8 days – 12 days. Condos are NOT hotels. The Condo Act does not protect this problem. The Builders lawyers insert "Short Term" open ended in their Condo Documents to "Sell" their units and now Condo Owners have a problem.

Kathleen Wynne
Ministry of Municipal Affairs and Housing
17th Floor 777 Bay Street
Toronto, Ontario M5G 2E5
416-585-7000 minister.mah@ontario.ca

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COA Supporting Intiatives to Help our Environment

JOIN COA – Condo Owners Association

Reg. Non-Profit Association

Condo Owners NEED:

* A New “Condo Act” that works
* Accountability for Board of Directors
* Condos that are built to last
* a Tarion Warranty they can depend on
* a Sustainable Future for our Buildings
* a chance to have low maintenance fees
* our government to help with a food waste program
* our government to help with energy retrofits
* our 1,000,000 Million Condo Owners Protected

Condo Buildings are a Proud Value!!!

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Registered Non-Profit Association
representing Condo Owners