

**CANADIAN CONDOMINIUM INSTITUTE
SOUTH ALBERTA CHAPTER**

DRAFT MINUTES

ANNUAL GENERAL MEETING

September 23, 2014

Held at the Danish Canadian Club

Calgary, AB

1. Call meeting to order

Andrew Fulcher called the meeting to order at 12:15 pm.

2. Calling of the roll and certification of proxies

8 members in good standing are required for a quorum.

There are 34 members in attendance. 1 proxy was received.

3. Proof of notice or waiver of notice

Judy Walker motioned to accept notice of meeting circulated to the members September 2, 2014. Seconded by Maria Bartolotti.

Motion carried.

4. Approval of September 24, 2013 AGM Minutes

Brian Shedden motioned to approve the September 24, 2013 minutes. Evelyn Thompson seconded the motion.

Motion Carried.

5. Reports of Officers

Andrew Fulcher read Janet Porteous, outgoing President report as attached below.

Andrew Fulcher briefly reported on the Balance Sheet and Income statement. He read Steve Tomshishins the June 30, 2013 financials as circulated at the meeting and attached to these minutes.

Nathalie Skyrie motioned to accept the financial report as presented. Laurie Kiedrowski seconded.

Motion carried.

6. Financial Report

Discussed in section 5 above.

7. Appointment of Auditors

John McDougall motioned to waive the appointment of auditors. Nathalie Skyrie seconded.

Motion carried.

8. Election of Board of Directors

Andrew Fulcher explained there are 7 positions available on the board. Maria Bartolotti, Evelyn Thompson, Stephen Cassady, Greg Cortese, Lorraine Williamson and Janet Porteous all have terms ending. There are 8 names on the ballot: Maria Bartolotti, Evelyn Thompson, Stephen Cassady, Greg Cortese, Lorraine Williamson, Nathalie Skyrie and Brian Shedden. It is noted that Crystal Delay nominated Nathalie Skyrie and Patricia Gordon nominated Stephen Cassady and all others submitted consent on behalf of themselves. Andrew asked for any nominations from the floor. No nominations from the floor. Andrew closed nominations. Karen McGhee and Roy Lindseth to count ballots.

John McDougall motioned to adjourn meeting while ballots are counted for the Condo of the Year presentation. Maria Bartolotti seconded.

Meeting back to order

Ballots were counted and the elected names were: Lorraine, Laurie, Brian, Maria, Stephen, Evelyn and Greg for 2 year terms.

Motion carried.

Maria Bartolotti motioned to destroy the ballots. John McDougall seconded.

Motion carried.

9. Old Business

There was no old business.

10. New Business and Question Period

Lorraine Williamson presented Park Place Condominium Corporation with the 2014 Condominium of the Year Award.

Andrew Fulcher referred to the Letter from CCI National President Geoffrey Penny that was handed out at registration.

11. Adjournment

John McDougall moved to adjourn the meeting at 12:47pm.

Presidents Report – Janet Porteous

CCI- South Alberta continues to remain strong. Our membership continues to grow, and our finances remain stable.

Over the past year we have hit a number of high points.

In November 2013 we received the Chapter of the year. Thank you to the Board, committees members for their continued support and involvement in CCI- South Alberta. This is a tribute to all those involved with our Chapter.

And to Stephen Cassady for winning the distinguished service award in 2013. His commitment and passion continues to ignite the fires of change that has been so successful in moving us forward. Well done Stephen.

Our mandate to provide education to Boards and unit owners continues to drive our chapter. Three 101 courses were held during the year, and 1 each of our 100, 200 and 300 courses . In addition, we held eight lunch and learn sessions with topics ranging from managing disasters to understanding condominium insurance. We were also delighted to acknowledge two of our members, Maria Bartolotti, and Sandra Johnson , who were awarded their ACCI designation.

Five members of the Board attended the CCI National spring conference in Winnipeg in June. These are always informative sessions. Delegates come away with renewed vigour. The spring 2015 sessions will be held in Windsor. For any of you interested in understanding the issues facing condominiums throughout Canada and what actions and ideas are being floated to address them, I encourage you to attend. Alberta is not alone in the struggles facing condominiums.

For those of you who attended the second annual joint ACMA, CCI-South Alberta and REIC Calgary conference and Trade Show this past September 11 and 12 you already know this was another successful endeavour. Registered participants were up approx. 16%. Not too shabby for just the second year. Thank you to all the sponsors and volunteers who helped make this such a successful event.

As we move forward we hope to see the changes to the Condominium Property Act happen without delay. These changes are so badly needed. Once in place, the courses offered by CCI will be updated. It is hoped this work will be completed in concert with CCI – Northern Alberta. Several of our chapter members have been involved in focus groups regarding the legislative changes and collaboration of review with CCI – North Alberta. Thank you for your participation. Like you, we are anxiously waiting for the passing of Bill 13 tabled in the Legislature May 2014.

More than 50 amendments to the Act are under review. Key among the proposed changes are:

- the creation of a new condominium dispute tribunal;
- improved disclosure of financial and other necessary information to buyers of new and converted condominiums;
- updates to qualifications and standards of practice for condominium managers; and,
- improved governance for condominium corporations.

In closing, to all the committee members and Board members retiring today, thank you for your contribution. Without you and your commitment to CCI South Alberta we would fail to thrive as we have. To all of those who are continuing as Board and committee members or will be stepping into a new position this year, welcome and thank you for your continued support.

And last but not least, to our administrator, Melanie Bennett. Thank you for keeping track of the many balls that always seem be in the air. You are the glue that has kept us all together. Your work and care is so appreciated.

And finally, to all of you it has been a pleasure and an honour to work with you over the past 5 years. While I will no longer be involved with CCI Southern Alberta, I will continue to be involved with CCI. I have joined the Windsor Essex chapter and look forward to my continued involvement there.

Janet Porteous

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Treasurer's report

Notes to financial statements

I am presenting our financial results for the 12 months ending June 30, 2014. We waive the requirement for audited statements.

I think we had a good year and I can report a positive contribution to our operating funds. We have steadily increased our cash on hand over each of the last five years. I wish to thank our entire Board, our Administrator and all our members for their efforts and commitment to making CCI-South Alberta Chapter a success.

Compared to last year, revenue was up 4.7% and expenses were 10.39% higher, netting a gain of almost \$13k.

At the end of June 2014 we had 219 paid memberships. This compares to 221 on June 30, 2013.

Our luncheon attendance figures have slipped over the past two years and we continuously work at bringing relevant topics and engaging speakers to these events.

I seek a motion to accept the 2013/2014 financial statements as presented.