



Condo Connection

Wilson, Blanchard Management Inc. – *Condominium Management with Experience and Integrity*
www.wilsonblanchard.com

The WB Condo Connection highlights Ontario condominium related articles and educational items that may be of interest to Boards of Directors and condo owners. It is published online and available on our website (www.wilsonblanchard.com) as well as in hard copy format to each of the members of our Boards of Directors.

We hope you enjoy this edition and we welcome your comments, suggestions or article topic requests by email to newsletter.editor@wilsonblanchard.com or by mail to:

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Licensing Condominium Managers for Increased Consumer Protection

By Dean McCabe, RCM, ACCI
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Wilson, Blanchard Management Inc. strongly supports the recent call for Condominium Management licensing in Ontario. We continue our support of the Association of Condominium Managers of Ontario (ACMO) and have made submissions and recommendations to them regarding regulating the industry for greater consumer protection and setting real penalties for actions that damage the public interest.

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Condominium Managers in Ontario are not regulated professionals like the engineers, lawyers and auditors that we interact with so frequently in our professional lives. While the issue of licensing the condominium management profession has been on the radar for a number of years, the recent growth in the condominium market in Ontario has raised the profile of the need for, at least, basic protections to be afforded. In the past our industry has relied on ongoing education and a competitive marketplace to protect the public interest. By offering continuing education, collaborating with CCI in acting as a voice for the condominium industry, and establishing and administering complaints and discipline process, ACMO has provided the RCM designation with a level of public recognition that has increased public confidence in the condominium management industry – but mandatory minimum standards, and mandatory compliance with a code of ethics are required to further protect the condo owners.

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Licensing in Brief

The proposed licensing model would require that any individual who assumes the duties and responsibilities of a condominium manager would be required to:

- a) Maintain membership in ACMO as a Candidate Member and comply with the Code of Ethics and Professionalism
- b) Be at least 18 years of age,
- c) Not be an un-discharged bankrupt
- d) Not be incapable of managing property within the meaning of the Substitute Decisions Act, 1992."
- e) Provide a police background check which confirms that the individual has not been found guilty in a Canadian court of fraud, breach of trust, misappropriation of funds, etc.
- f) Complete at least 40 hours of training in matters of the duties and responsibilities of a condominium corporation and achieve a minimum of 75% in an examination on the curriculum of that training as set periodically by regulation.
- g) Within five years each individual must obtain and maintain the Registered Condominium Manager (RCM) designation.

Wilson, Blanchard recognizes that some may feel that the barriers to effective entry into the profession have not been set high enough in this proposal; however we

understand both ACMO's concerns (and ultimately those of many Condominium owners) that any proposal must provide condominium corporations with the ability to access licensed condominium managers.

In addition, the proposed licensing model would require that any corporation registered or incorporated in the Province of Ontario which enters into a contract to provide condominium management services, or who maintains at least 1 employee whose duties include the management of a condominium corporation must:

- a) Provide that all directors and officers of that corporation maintain a condominium management license, (including all of the previously listed requirements) or;
- b) Must acquire and maintain their ACMO2000 designation from the Association of Condominium Managers of Ontario, (and the requirements of that designation must be approved by the Ministry of Consumer Services)

The advantages of these additional proposals acknowledge the reality that in many cases contracts do not exist between individual condominium managers and condominium corporations. In addition this proposal provides optional streams of corporate regulation to allow condominium management firms of various sizes, and structures to access the marketplace while still providing a level of protection to the public.

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We are proud of these recommendations and Wilson, Blanchard has achieved and is maintaining our ACMO2000 designation, our RCM managers already comply with the continuing education requirements of ACMO and we continue to teach the RCM courses in-house. Last month 17 members of the WB Team successfully completed the Financial Planning for Condominium Managers course.

In closing we want to assure everyone reading this that Wilson, Blanchard will continue to advocate on behalf of a regulated management profession to increase confidence in the services that we provide and those that work with us in providing them, and we will continue to keep you informed of this and other important issues.

New Office

We are happy to announce that a location has been secured for the merged Kitchener/Cambridge offices.

Renovations will begin February 2013, with a potential move in date of March 2013.

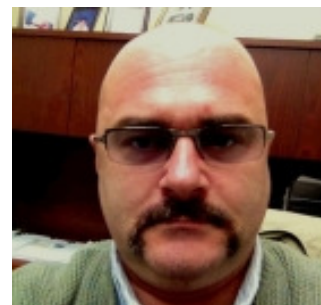
After searching for some time for the perfect location, Wilson, Blanchard can call 149 Ainslie Street North, Cambridge, Ontario their new home for our staff working in the Kitchener and Cambridge area.

A time for giving...

Every year, Wilson, Blanchard, with the help of their employees, contributes to worthy causes by donating a small portion of their pay each month to those in need.

This past year, the following foundations and charities were the recipients of our donations:

- 447 Wing
- Humane Society of Canada
- Salvation Army
- Neighbor to Neighbor
- SPCA
- Inasmuch House – Mission Services of Hamilton
- Heart and Stroke
- Multiple Sclerosis Society of Canada
- Action Volunteers for Animals – Canada Helps
- Wellwood Resource Centre Of Hamilton
- Hamilton And Halton Alzheimer Foundation
- Hamilton Health Sciences Foundation – McMaster Children's Hospital
- Cancer Assistance Program
- War Amps – CHAMP
- Operation Xmas
- ALS
- Possibilities International
- Tim Horton Children's Foundation
- NOVEMBER – Wilson Blanchard Mo Bros



Announcement



Wilson, Blanchard is proud to inform our clients that we are now using only recycled paper for our proposal packages. One step forward, with our community, towards a greener planet.

Welcome!

Wilson, Blanchard would like to welcome our newest managed properties.

- Halton Condominium Corporation No. 149
- Metro Toronto Condominium Corporation No. 1332
- Waterloo North Condominium Corporation No. 159
- Wentworth Condominium Corporation No. 238



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