

2. COMPILATION OF ISSUES IDENTIFIED BY TASK FORCE MEMBERS

Discussion Item

C2
 NOVEMBER 8/2012
 TF on Res. Condos
 Item 2

Condo Task Force – Issues as identified by members - November 8, 2012	
Issue	Explanation: Reason why this issue is important.
<p>Communication from Condo board members and residents of the condo X</p> <p>Board of Directors</p> <p>Quality of the Board of Directors</p> <p>Board Minutes</p> <p>AGM</p> <p>Budget</p> <p>Reserve Fund Study</p>	<p>Condo board members should be in open communication with the residents as they are acting on behalf of the residents.</p> <p>Residents should be given the names and contact information of the board members. Residents should also be informed of upcoming meetings with an agenda in order to give the residents opportunity for input.</p> <ul style="list-style-type: none"> - Qualifications – need better information - Mandatory at least one course a year for each year on board - Lack of understanding of responsibilities - struggle to get volunteers, let alone knowledgeable ones - Courses should be mandatory – paid by the Corporation. Need to agree to taking the courses prior to being allowed to run for election, - need for free Director orientation workshop <p>very lackadaisical attitude towards minutes of Board Meetings.</p> <ul style="list-style-type: none"> - draft of the minutes should be available to all those that request a copy, or all those who attended the meeting along with the proxies or to every owner. I think four to six weeks subsequent to the meeting would be more than adequate time to have the draft prepared. - owners should have the opportunity to ask questions about the budget - concern as to what is being charged as a reserve fund item
<p>Renting out of condo units X</p>	<p>There should be a limit as to the percentage of units that can be rented out by owners. When owners rent out units.</p> <p>Too many buyers are using the condo units as investments and not as their home</p> <p>Certain percentage should be allocated (renters have no interest in building)</p>
<p>Taxes on condo units X X</p>	<p>Condo units should not be taxed at the same rate as home owners.</p> <ul style="list-style-type: none"> - tax levy is unfair as it now stands - payments for some services are through both condo fees and taxes – parking enforcement, waste, grass, snow

	maintenance
	-
Making the builder accountable when selling a condo unit and what is said by their real-estate sales people	We were told by the real-estate seller on our unit that our unit was pet friendly with no restrictions. We disclosed that we had a pet and the size of the pet and were told no problem. Once moved in we are constantly harassed by condo management and board members that there is restrictions to the size of our pet etc..
Intensification	Puts too much strain on existing infrastructure
Municipal inspection	Standard not realistic for use
Safety	Enforcement of fire routes, handicap parking rules
General review of Condo Act	Many parts of existing Act are unfair to residents
Damages caused by owner	Questions as to who pays what
Property Management	Little communication between management and residents
Mediation and Arbitration	- procedures should be provided
Real Estate Agents and Lawyers	- Agents and lawyers should assist purchasers in obtaining important information that may affect their decision
Status Certificate	- need for better understanding
Access to documents	- fees charged for documents is unfair to owners

Please note that the X indicates the issue was brought up by more than one member of the Task Force