

CONDO OWNERS ASSOCIATIONS

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December 11, 2012

Mr. Don Lenihan, VP Engagement
Public Policy Forum
1405 – 130 rue Albert Street
Ottawa, ON K1P 5G4

Dear Mr. Lenihan

We are in receipt of your draft summary of the rountable discussions and have reviewed the same noting a number of items of concern as per our attached summary.

The most important items in the review are as follows:

- 1) Board of Directors Governance
- 2) Licensing of Property Management Companies not just Property Managers
- 3) Full disclosure on finders fees and referrals by Property Management Firms
- 4) 3rd Party involvement to deter proxy forgery and abuse
- 5) Appropriate maintenance of reserve funds and initiatives by the Provincial relating to review of Reserve Fund bond
- 6) Condo Owners having access to all records of the Corporation with no exceptions.

BIO - CONDO OWNERS ASSOCIATION

The Condo Owners Association is a non profit association to represent and provide leadership to Condominium Owners with a united voice advocating and fostering quality lifestyle, prosperous and sustainable condominium ownership. COA fosters and working relationship with all 3 levels of Government to promote good governance, accountability and best business practice by the Board of Directors to protect Condo Owners Rights and the Condo Corporation. COA Ontario includes local Divisions of COA in many City's across the province (www.COAontario.com)

We look forward to our continued engagement in the Condo Act Review. If you have any questions or concerns, please do not hesitate to contact us.

Regards

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Reg. Non-Profit Association representing Condo Owners www.COAontario.com