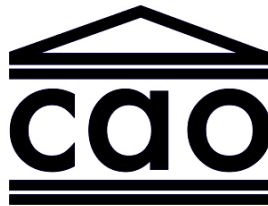


NEWSLETTER

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INTRODUCTION:

Marquis Property Management Inc. has grown over time to be a more reputable and reliable management company. The knowledge and expertise that I have within the property management industry and the willingness to educate condominium owners on various topics such as but not limited to Financial statement, budget, Reserve Fund Study and the rules of the Condominium. The media topics will help the Condominium Corporation manage the building effectively. Marquis Property Management Inc will provide newsletters when new information becomes available to update owners and board alike. I am excited to use this platform to enhance awareness of the Condominium industry and the new legislation that was put in place on November 1, 2017.

Thank You,

Joseph Catanzariti—President—

MANAGEMENT

MARQUIS
PROPERTY MANAGEMENT INC

- ◆ Collecting common expense fees
- ◆ Keeping records for the condo corporation
- ◆ Hiring and monitoring service companies, and overseeing staff and contractors
- ◆ Implementing an emergency management plan and responding to emergencies
- ◆ Preparing status certificates
- ◆ Organizing board meetings and overseeing administration of all owners' meetings
- ◆ Preparing budgets, financial reports and arranging for audits
- ◆ Advising the condo board on how to comply with the condominium act, 1998, and with legislated or government-mandatory repairs

BOARD MEMBERS

OWNERS ELECT A **BOARD OF DIRECTORS** TO OVERSEE THE BUSINESS AFFAIRS OF THE CONDOMINIUM CORPORATION. AS AN OWNER, YOU ARE A MEMBER OF THE CONDOMINIUM CORPORATION, SO BOARD ACTIVITIES AFFECT YOUR CONDOMINIUM EXPERIENCE EVERY DAY. THIS IS WHY IT'S IMPORTANT THAT YOU VOTE FOR THE DIRECTORS OR BECOME A DIRECTOR YOURSELF. ELECTIONS OCCUR DURING THE ANNUAL GENERAL MEETING (AGM).

RESPONSIBILITY

A background illustration showing silhouettes of a group of people sitting around a table in a meeting room, engaged in discussion. The silhouettes are in shades of blue and yellow against a light background.

- ◆ TRACK YOUR CONDOMINIUM'S FINANCIAL PERFORMANCE.
- ◆ ENSURE ALL REQUIRED MAINTENANCE AND REPAIRS ARE CARRIED OUT
- ◆ HIRE SPECIALISTS, LIKE ENGINEERS, TO UPDATE THE RESERVE FUND STUDY EVERY THREE YEARS.
- ◆ PROPOSE CHANGES TO CONDOMINIUM BY-LAWS. FOR THESE PROPOSED CHANGES TO TAKE EFFECT, A MAJORITY OF UNIT OWNERS MUST VOTE IN FAVOR OF THE CHANGES.
- ◆ ENACT RULES TO PROMOTE THE SAFETY, SECURITY, AND WELFARE OF ALL OWNERS.
- ◆ PROVIDE REGULAR COMMUNICATION WITH THE OTHER OWNERS
- ◆ MANAGEMENT ADVISE – BOARD EXECUTE

CAO

- ◆ EASY-TO-USE INFORMATION TO HELP OWNERS AND RESIDENTS UNDERSTAND THEIR RIGHTS AND RESPONSIBILITIES
- ◆ MANDATORY TRAINING FOR CONDO DIRECTORS
- ◆ RESOURCES TO HELP CONDO OWNERS AND RESIDENTS RESOLVE COMMON ISSUES
- ◆ AN ONLINE DISPUTE RESOLUTION SERVICE THROUGH THE CONDOMINIUM AUTHORITY TRIBUNAL (CAT)

CMRAO

- ◆ ADMINISTERING A MANDATORY LICENSING SYSTEM FOR ALL CONDO MANAGERS AND MANAGEMENT COMPANIES, AND ENSURING THAT ONLY QUALIFIED PEOPLE WITH THE APPROPRIATE TRAINING AND EDUCATION HOLD A LICENSE.
- ◆ MAINTAINING AN ONLINE LIST OF LICENSED CONDO MANAGERS AND CONDO MANAGEMENT PROVIDER COMPANIES.
- ◆ THIS PUBLIC REGISTRY PROVIDES INFORMATION ABOUT ALL LICENSEES, INCLUDING ANY DETAILS ABOUT SUSPENSIONS, REVOCATIONS OR ANY DISCIPLINARY ACTIONS TAKEN AGAINST A CMRAO LICENSEE.
- ◆ PROMOTING AND ENFORCING COMPLIANCE WITH THE CONDOMINIUM MANAGEMENT SERVICES ACT, 2015, LICENSING REQUIREMENTS AND A CODE OF ETHICS.

Maintenance Fees

A COMMON EXPENSES FEE IS THE FEE UNIT OWNERS PAY TO MAINTAIN THE CONDOMINIUM'S COMMON ELEMENTS.

COMMON ELEMENTS ARE EVERYTHING IN A CONDOMINIUM THAT ISN'T A UNIT. EXAMPLES INCLUDE A PARKING GARAGE, HALLWAY, LOBBY, RECREATION CENTRE AND ELEVATOR.

RESERVE FUND

A CONDOMINIUM CORPORATION SAVES MONEY IN A RESERVE FUND SO IT CAN MANAGE THE FINANCIAL BURDENS OF MAJOR REPAIR OR REPLACEMENT OF COMMON ELEMENTS AS NEEDED.

ALL OWNERS IN A CONDOMINIUM – PAST, PRESENT, AND FUTURE - MUST SHARE THE COST OF MAJOR WORK. THE RESERVE FUND BALANCES THE RIGHTS OF OWNERSHIP WITH THE NEED FOR STEWARDSHIP OF THE CONDOMINIUM.



EXECUTIVE SUMMARY

THE TEAM AT JRC REALTY INC HAS WORKED LONG AND BUILT A STRONG REPUTATION IN THE PROPERTY RENTAL MANAGEMENT INDUSTRY. DURING OUR TENURE AS PROPERTY MANAGERS IN THE RENTAL SECTOR WE ARE LIKED BY OWNERS AND TENANTS AND NOW THE TEAM WISHES TO BUILD ON FURTHER MANAGEMENT PORTFOLIOS.

FOOD FOR THOUGHT

“Patience enables you to see the big picture. It helps you to make the most of today while building a better tomorrow. For that reason, patience is a quality we should all make every effort to acquire.”

— By Jim Rohn —



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