

Fall 2022 in the Condo Classroom

Accessibility, Accommodation and Strata Council Governance

These programs have been developed to assist strata councils, property managers, owners and tenants in the general operation and management of their strata corporations.

Session # 1	Session # 2	Session # 3
<p style="text-align: center;">Council Meetings</p> <p>Understanding the governance models for decision making, record keeping, bylaw enforcement & implementation.</p> <ul style="list-style-type: none"> • How council members can prepare for council meetings • Documentation and policies • Can you have electronic council meetings? • Code of Ethics for council members • Maintaining confidentiality • When is, and what needs to be done, at the first council meeting after an AGM. • Who chairs the meeting? • Dealing with a domineering council member • Conflicts of interest • Approving minutes and financials • Reports from subcommittees • Dealing with correspondence • Making decisions between council meetings. How and when do decisions get made? • How frequently are meetings required? • Who is permitted to attend council meetings? Who can speak? • How does council vote? What is a majority vote of council? • When does the president or vice president cast a tie breaking vote? 	<p style="text-align: center;">The BC Human Right’s Tribunal The Civil Resolution Tribunal The Accessibility Act</p> <ul style="list-style-type: none"> • An update on current decisions that impact strata corporations • Understanding how various legislation applies to strata corporations • How does council manage a request for accommodation under the BC Human Rights Code? • How does council manage an accessibility request? • Who pays for alterations to a strata lot? • Who pays for the alterations to common property? • Pet accommodations • What types of pets are required to be accommodated? • Are there any limitations the strata corporation can impose? • How does a strata corporation enforce nuisance bylaws on accommodated pets? • Accessibility to common areas • Accessibility to a strata lot • Do Human Right’s decisions set precedents that apply to all strata corporations? • How do we report Human Right’s decisions to owners and on a Form B Information Certificate? 	<p style="text-align: center;">Alteration requests for: Heat pumps and air conditioners, electric vehicles charging stations and accessibility to common areas and strata lots</p> <ul style="list-style-type: none"> • Applying strata corporation bylaws to alteration requests • What documentation is required for the approval to a strata lot? • What documentation is required for the alteration of common property? • What conditions must be evaluated before permission is granted? • Is this a possible significant change in use or appearance of common property? • Are there implications to the building?: <ul style="list-style-type: none"> ○ Structure ○ Envelope(exterior) ○ Ventilation ○ Sound and Noise transmission • How are alterations authorized, documented and reported? • Is the strata entitled to impose conditions on alterations? • Is there an option for an alteration or upgrade within the common services of the strata corporation to improve cooling, ventilation or access to charging stations?: <ul style="list-style-type: none"> ○ Heat Pumps ○ Networked Charging stations ○ Energy Upgrades

TIMES & LOCATIONS

Time: 9:00am - 3:00pm (except where indicated below)

In-person sessions

Vancouver	Tuesday, September 27, 2022	Italian Cultural Centre	3075 Slocan St
Abbotsford	Tuesday, October 04, 2022	Clarion Hotel & Conference Centre	36035 North Parallel Rd
Coquitlam	Saturday, October 15, 2022	Executive Plaza Hotel	405 North Rd
Penticton	Thursday, October 27, 2022	Penticton Trade & Convention Centre	273 Power St
Kelowna	Friday, October 28, 2022	Ramada Hotel & Conference Centre	2170 Harvey Ave
*Kamloops	Saturday, October 29, 2022	Coast Conference Centre	1250 Rogers Way
*Victoria	Wednesday, November 02, 2022	Sandman Hotel & Suites	2852 Douglas St
Nanaimo	Thursday, November 03, 2022	Nanaimo Golf Club	2800 Highland Blvd
**Sechelt	Thursday, November 17, 2022	Seaside Centre	5790 Teredo St
Richmond	Wednesday, November 23, 2022	Mayfair Lakes Golf Club	5460 No. 7 Rd
North Vancouver	Thursday, November 24, 2022	Holiday Inn	700 Old Lillooet Rd

***Online sessions

Session 1	Wednesday, September 21, 2022	ZOOM Meeting
Session 1	Tuesday, November 29, 2022	ZOOM Meeting
Session 2	Thursday, September 22, 2022	ZOOM Meeting
Session 2	Tuesday, December 06, 2022	ZOOM Meeting
Session 3	Friday, September 23, 2022	ZOOM Meeting
Session 3	Tuesday, December 13, 2022	ZOOM Meeting

*Kamloops and Victoria Sessions will include an expanded forum on accessibility.

**The timing of the Sechelt seminar is 9:30am – 3:00pm

***ZOOM Meetings are 12:00pm-1:30pm. The single session as indicated will be presented

CHOA COVID POLICY FOR IN-PERSON MEETING

- Masks appreciated.
- Hand sanitizer will be readily available throughout the meeting space.
- We ask attendees to socially distance when possible.
- Please do not attend if you feel sick.
- We ask that attendees do not approach or crowd speakers and/or CHOA staff between or after sessions. If you have a question that relates to the session topic please follow-up, by phone or email, with a CHOA advisor who will be pleased to assist.

Condominium Home Owners Association of British Columbia

FALL 2022 STRATA EDUCATION PROGRAM

Welcome to the "Condo Classroom"

Due to the popularity of meetings, pre-payment and pre-registration are required. Seating is limited so register early.

To Register: 1) Register online at www.choa.bc.ca/seminars

OR 2) Please indicate below your meeting location choice and complete this registration form.

Mail with payment to CHOA at 200-65 Richmond St, New Westminster, BC V3L 5P5,

email info@choa.bc.ca, fax 604.515.9643, or register by phone at 604.584.2462 (Ext. 2) / toll-free 1.877.353.2462 (Ext. 2)

Time: All sessions are 9:00am – 3:00pm unless otherwise indicated

Fees: In Person Meetings: \$60 per person (\$57.14 + \$2.86) Seminar fee includes all three sessions and lunch.

ZOOM Meetings: \$10 per person (\$9.52 + \$0.48 GST) per meeting

Please Indicate Location Choice:

In-person sessions

<input type="checkbox"/> Vancouver, Sept 27	<input type="checkbox"/> Kelowna, Oct 28	<input type="checkbox"/> Sechelt, Nov 17, 9:30am-3:00pm
<input type="checkbox"/> Abbotsford, Oct 4	<input type="checkbox"/> Kamloops, Oct 29	<input type="checkbox"/> Richmond, Nov 23
<input type="checkbox"/> Coquitlam, Oct 15	<input type="checkbox"/> Victoria, Nov 2	<input type="checkbox"/> North Vancouver, Nov 24
<input type="checkbox"/> Penticton, Oct 27	<input type="checkbox"/> Nanaimo, Nov 3	

Online sessions

<input type="checkbox"/> ZOOM #1, Sept 21, 12:00-1:30pm	<input type="checkbox"/> ZOOM #1, Nov 29, 12:00-1:30pm
<input type="checkbox"/> ZOOM #2, Sept 22, 12:00-1:30pm	<input type="checkbox"/> ZOOM #2, Dec 6, 12:00 – 1:30pm
<input type="checkbox"/> ZOOM #3, Sept 23, 12:00-1:30pm	<input type="checkbox"/> ZOOM #3, Dec. 13, 12:00-1:30pm

A unique email address is required for each ZOOM Registrant. Please include a separate page if needed with this information

For varying location choices among registrants, please write in the location choice next to the registrant name

Registrant #1 Name: _____ email address: _____

Registrant #2 Name: _____ email address: _____

Registrant #3 Name: _____ email address: _____

Address: _____ Phone number: _____

City: _____ Prov: _____ Postal Code: _____

Strata Plan Number: _____ Business Member Name: _____

Special Dietary Requirements: _____ for Registrant #: _____ (Notification required at least one week prior to the seminar date)

TOTAL COST: _____ **Payment Option:** Cheque payable to CHOA VISA MasterCard e-Transfer

Please note that VISA DEBIT is not currently accepted.

Card #: _____ Expiry _____

Card holder Name: _____ Signature: _____

Email for receipt: _____

NO REFUNDS for no-shows or cancellations received less than 72 hours prior to event.

All requests for refunds must be in writing, by email or by fax. We request that you make our seminars a fragrance free environment.

CHOA reserves the right to cancel or change seminars without notice, due to unforeseen circumstances.

***People with dietary restrictions may be encouraged to bring supplemental food.**



*Leadership, Education and Resources
for strata owners across BC*



*We gratefully acknowledge the
support and partnership of BC Housing in
research and support for consumers*