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NORTH ALBERTA CHAPTER

INSITE^{TO} CONDOS

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SMART ASPHALT MAINTENANCE

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RESERVE FUND

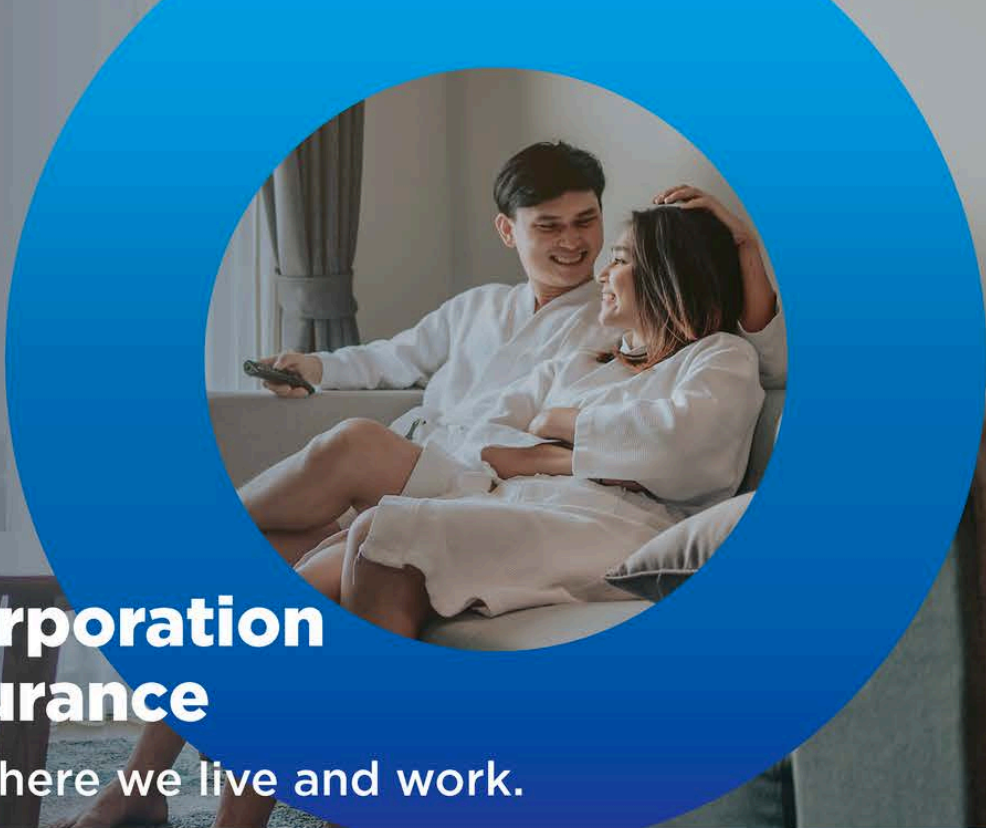
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VOLUME 41 - ISSUE 2 | SPRING 2026



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The Canadian Condominium Institute (CCI) is an independent, non-profit organization formed in 1982 with Chapters throughout Canada. This organization is the only national association dealing exclusively with condominium issues affecting all of the participants in the condominium community. The Chapters throughout the country provide practical comparisons to the different provincial Acts. CCI assists its members in establishing and operating successful Condominium Corporations through information dissemination, education, workshops, webinars, courses, seminars and government advocacy.

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FROM THE PRESIDENT



Susan Milner

Board President, CCI North Alberta Chapter

Dear Members, Colleagues, and Friends,

This year has been an exciting one for CCI North Alberta and we aren't finished yet! As an organization, we have continued our condominium advocacy, reached more community members with our updated educational offerings, and worked to strengthen our industry collaborations.

We are pleased to have the level of community engagement we have experienced over the past several months; your input is invaluable.

Our upcoming Alberta Condo Expo is shaping up to be our best yet and will be held Saturday, May 9, 2026 at the Edmonton Convention Centre.

Our dedicated planning team has put together multiple educational streams to better connect with our members and partners to provide new and updated information.

Our trade show is also expanding as we welcome more of our trade experts to network with our community members. This event will be an outstanding opportunity for anyone involved in the Condominium sector to learn from our experts and to form stronger relationships through networking.

One of the major highlights for our industry is the passing of Bill 30, which introduces some very important changes to Condominium legislation. Most

notable is the establishment of a Condominium Dispute Resolution Tribunal.

While some components of establishing this new authoritative body may be somewhat controversial, such as the fee structure, this is a very welcome addition to our industry.

I would like to thank our Government Advocacy Committee for the incredible work they have done to assist with this and providing much needed information to our members on how the Tribunal will operate moving forward.

Our chapter has undertaken a major revision of our core course materials for the CM100, CM200 and CM300, and this project is in the final approval phase.

We continue to host other education sessions, both in-person and virtually to ensure accessibility to as many individuals as possible. We are committed to ensuring our educational materials meet legislative and industry requirements, keeping our attendees up to date with any changes.

CCI North Alberta continues to improve our digital presence through our website, Newsletter and our use of social media while still publishing our Insite magazine, ensuring access to timely and pertinent information. We maintain our focus on providing valuable resources and insights to our community.

As always, I want to extend my thanks to our hardworking staff and our dedicated Board of Directors. Your time and expertise is what drives our organization to continually seek out new information that reflects the industry's needs.

I also want to thank each of you, our members, volunteers, and sponsors, for your continued input and support. It is through you that we continue to be a trusted and respected voice for Alberta's condominium industry.

With respect,



Susan Milner
President, CCI North Alberta Chapter




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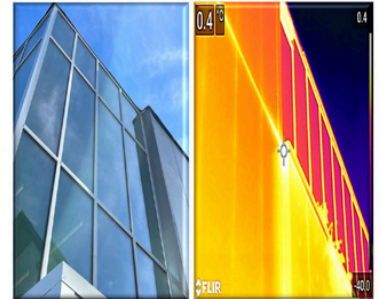
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MEET THE TEAM



INTRODUCING

Leo Leibel

CCI North Alberta Board Director

We're pleased to introduce Leo Leibel, the newest member of the CCI North Alberta Board of Directors. As Principal and General Manager of Restruction Alberta Ltd., Leo brings decades of experience in construction and building envelope restoration, along with a strong background in education. His diverse expertise and long-standing involvement in the industry make him a valuable addition to the board. Leo also brings a thoughtful, collaborative approach shaped by his experience across both technical and educational fields.

What inspired you to join the CCI North Alberta team and what made you want to get more involved?

I have always been interested in contributing to the educational component of Condominium industry. Once I learned that CCI has established a formal criteria to select speakers for diverse lecture topics, I was inspired to take a more active role to promote a greater depth of educational development for all CCI members.

What condo industry challenges do you hope to address through your work at CCI?

The biggest challenge I perceive is the need for greater involvement within CCI by all stakeholders. The more stakeholders take an active role, the more the industry will thrive and function effectively. I will strongly encourage people to participate in CCI activities, so they can realize the personal and professional growth they can obtain, like I have.

What is your professional background within the condo industry, and how has it shaped your approach to working with the condominium community?

Since 2012, I managed building envelope restoration projects for over 7 years while working for a local Engineering Firm and then stepped into the role of a General Manager of a construction company which also specializes in full building envelope restoration for

Condominiums. This extensive experience has allowed me to understand the Owner, the Consultant and the Contractor's perspective for engaging in a collaborative process to achieve the best outcome when completing building envelope restoration projects.

What is the valuable lesson you learned through your experience within the condo industry and/or condo communities? How do these lessons influence your current work?

The most valuable lesson I have learned is that the people matter more than the process. Whether it be a contract signing, or presenting ideas or carrying out repairs, when the people involved choose to engage and collaborate, the results are far superior than working in silos. We make conscious efforts to bring in all parties to the decision-making table in order to maintain transparent communication, to improve the quality of the experience and outcome.


Why do you believe it's essential for all condo owners to gain an understanding of condo management, even if they aren't actively involved on the board?

The single most influential decision that Unit Owner's can make is decide who gets to represent their interest as Board of Directors for the Condominium Corporation. The duty of the Board of Directors is to ensure financial health, legal compliance and mission alignment for all


Continued on next page

Owners, which if not performed efficiently, exposes the Owner's to financial and legal risks. When individual Owners educate themselves on the Corporation's duties, responsibilities and limitations, they can contribute to sound decision making.

Can you share a hobby or interest outside of work that you're passionate about? How do you think it influences your approach to life?

I am passionate about road cycling. I have participated in the MS 150, a fund-raising event for Multiple Sclerosis, for more than 20 years. I have cycled the Grand Fondo (Vancouver to Whistler), the Golden Triangle (Banff to Radium to Golden, back to Banff). I am currently planning a bike tour in Croatia (Dubrovnik to Split). These excursions reinforced my personal belief that if we set goals in life and are willing to put in the effort, you can achieve them. 



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 - **Present Course** ~ illustrates current funding practices and factors in interest & inflation.
 - **Reasonable & Sufficient** ~ illustrates future funding recommendations/scenarios and factors in interest & inflation. 30-Year major repair/replacement schedule.
- ▶ **Meeting** with Board to discuss draft report, spreadsheets, findings and next steps.

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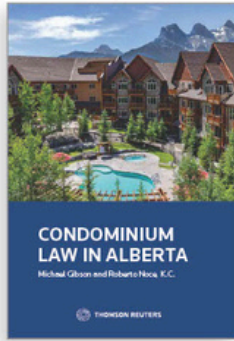


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GOVERNMENT ADVOCACY REPORT

Spring 2026

Written by: Katy Campbell, Executive Director, CCI North Alberta



Condominium Property Act Updates: A Major Step Forward for Alberta's Condo Sector

February marked a significant milestone for Alberta's condominium community, as long-anticipated changes to the Condominium Property Act were officially proclaimed into law on February 15th.

Updated regulations have also been released to reflect these amendments. For those who keep printed reference materials, now is the time to ensure your copies are up to date!

These legislative updates introduce a range of important improvements designed to modernize and strengthen condominium governance across the province. Among the most notable changes are the launch of a condominium dispute resolution tribunal, new requirements for technical analysis in new developments, enhanced clarity around chargebacks, and updates to voting procedures.

Collectively, these measures aim to improve transparency, accountability, and fairness for condominium corporations, boards, and owners alike.

This progress is the result of sustained advocacy and collaboration. We extend our sincere congratulations to our government advocacy committee members, past and present, for their dedication and persistence in helping bring these changes to fruition. We also wish to thank the Minister and the staff at Service Alberta for their

engagement, consultation, and commitment throughout this process.

Education remains a key priority as these changes come into effect. We appreciate all those who attended our recent information sessions and contributed to meaningful discussions on implementation.

Additional learning opportunities are on the horizon, including further education sessions at ACE on May 9th. For those who were unable to attend earlier sessions, recordings are available in the members-only section of the document library on the CCI North Alberta website.

While this is a positive step forward, there are still areas that require attention. One key concern relates to the fee structure for the new tribunal, which is currently calculated on a per-unit basis using all units registered with Land Titles.

This includes not only residential units but also parking stalls, storage units, and even mailboxes when they are separately titled. As a result, some condominium corporations may face disproportionately higher costs depending on how their development was originally registered.

This has raised valid concerns regarding fairness and equity among owners. We have brought this issue forward to the Minister and will continue to monitor its impact as the first tribunal fee invoices are issued.

Continued on next page.

ALBERTA'S CONDOMINIUM DISPUTE RESOLUTION TRIBUNAL (CDRT): FACT SHEET

What Is the CDRT?

- A new tribunal for resolving certain condominium disputes in Alberta
- Designed to be faster, more accessible, and lower cost than court
- Primarily online, with alternative options available if needed

Launch Date

- The Condominium Dispute Resolution Tribunal (CDRT) launches **April 1, 2026**

How the Process Works

- Online platform for:
 - Submitting documents
 - Communication between parties
 - Guided negotiation and mediation
- Possible in-person or offline accommodations
- Adjudication when needed with a written decision issued within 60 days after hearing concludes

What Disputes Are Covered (Initial Scope)

- Monetary sanctions (fines) imposed by condo corporations
- Access to condo records and documents
- General and special general meeting issues

What Is NOT Covered

- Historical disputes
- More complex condo matters (still handled by courts for now)

Fees

- \$150 application fee, includes:
 - Guided negotiation tools
 - First 4 hours of mediation
- Additional mediation:
 - \$150 per half day (max \$300/day)
- \$350 adjudication fee (if a decision is required)

*Fee waivers available in cases of demonstrated financial hardship

City of Edmonton Update

We would like to extend our thanks to everyone who participated in our recent City of Edmonton waste management survey. Your feedback has been invaluable. The survey results have now been compiled into a comprehensive report, which has been shared with all members of City Council.

Members who wish to review the findings can access the full report via this QR code:



SURVEY RESULTS

Funding Model

- Initial provincial startup funding
- Ongoing funding through condo corporations:
 - \$9 per unit annually
 - First payment due December 31, 2026
 - Invoice for annual fee will be sent to the corporation

What This Means for Owners & Boards

- New option for resolving common disputes without going to court
- Faster and more cost-effective for specific issues
- Courts will still handle more complex cases

Looking Ahead

- Tribunal begins with limited jurisdiction
- Potential for later expansion with a review planned after the first year
- Stakeholders will gain experience as the system rolls out

CCI North Alberta continues to monitor developments and provide updates.

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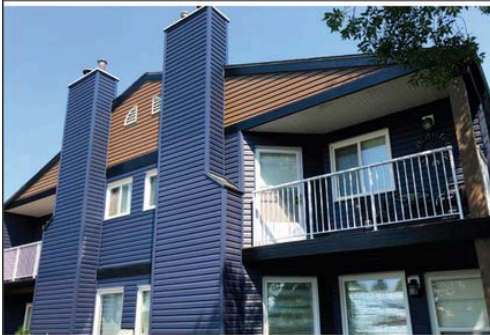
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PAVED FOR PROTECTION:

Prevent Lawsuits with Smart Asphalt Maintenance

Article by Smartfix Asphalt Infrared Repair

Pavement is easy to overlook—until it becomes a problem. Those cracks and potholes aren't just eyesores—they're legal and financial risks that condo boards can't afford to ignore. Routine maintenance is about more than curb appeal—it's about safety, liability, and peace of mind.

Shared properties like condominiums bring unique challenges when it comes to exterior maintenance—and pavement is one of the most overlooked. But when damage goes unchecked, it opens the door to costly claims, rising insurance premiums, and safety risks for residents and visitors. This article explores how proactive pavement care can reduce liability and save money in the long run. From trip hazards and tire damage to insurance complications and legal risk, the surface beneath our feet plays a bigger role than most condo owners realize.

Why Pavement Is More Than Just a Surface

Condo owners of all types take pride in their property—and the condition of your asphalt speaks volumes about your efforts. But more importantly, cracks, potholes, and drainage issues aren't just eyesores—they're potential liability risks. Whether it's a guest tripping over uneven asphalt or a neighbour's car damaged by an elevated catch basin, poor pavement maintenance can cost you far more than a simple repair.

If you're a condo owner or condo/property manager in Alberta, the responsibility for unsafe conditions on your property rests directly with you. From sidewalks to parking lots, poorly maintained pavement can quickly lead to liability claims. Keeping your pavement in top condition isn't just good practice—it's a crucial part of protecting your residents, visitors, and your bottom line. This guide outlines how to reduce your liability risks, what typically leads to claims, and how modern repair solutions can help safeguard your condo property cost-effectively.

“The surface beneath our feet plays a bigger role than most condo owners realize—neglecting pavement can open the door to costly claims.”

Why Liability Falls on Property Owners

Under Alberta's Occupiers' Liability Act, property owners must ensure their premises are safe for all entrants. Failing to repair visible or previously reported hazards such as potholes and uneven surfaces can leave you open to legal disputes if they cause injuries or damage.

The consequences extend beyond lawsuits; there are other significant financial impacts to consider. Covering someone's medical expenses, repairing a damaged vehicle, or facing penalties for negligence can result in substantial out-of-pocket costs. Even one minor slip, trip, or fall could lead to a settlement exceeding \$25,000. Additionally, frequent claims may trigger higher insurance premiums or, in severe cases, policy cancellations.

What Causes Claims & Creates Pavement Liability?

Claims tied to pavement often stem from avoidable issues. Take note of these common culprits:

- **Deep potholes:** These can damage vehicles and create trip hazards.

Continued on next page.

SMART SOLUTIONS

- **Uneven surfaces:** When asphalt settles unevenly, it increases fall risks.
- **Cracked pavement:** Fractured surfaces in industrial areas are particularly problematic for heavy vehicles.
- **Drainage problems:** Improper drainage leads to pooling water, which turns into ice hazards in colder months.
- **Shifting around catch basins or utility boxes:** These areas often sink or break, creating unstable edges for both vehicles and pedestrians.

It's not just personal injuries you need to worry about; property damage holds equal weight. Bent rims, flat tires, or scratches caused by poorly maintained pavement can result in repair claims that add up quickly.

The Real Cost of Doing Nothing

Think skipping maintenance and repairs will save money? That strategy can backfire fast. Here's why that's a risky gamble:

- **Legal costs:** A single trip-and-fall case can set you back upwards of \$25,000 in settlements, excluding legal fees and indirect costs like business disruptions.
- **Insurance impacts:** Regular claims may cause insurers to increase premiums or, worse, drop your coverage altogether. This places a heavier financial burden on future incidents.
- **Reputation:** Poorly maintained properties can discourage customers and tenants, tarnishing your public image.

Compare these expenses to the cost of preventive solutions. Newer technologies—like infrared asphalt repair—can offer cost-effective, low-disruption alternatives that help you avoid costly lawsuits while maintaining your property's condition and reputation.

Infrared Repair Can Make Repairs Safer & Greener

Infrared asphalt repair is an innovative approach that offers several key benefits:

- **Seamless results:** The infrared process thermally bonds new and existing asphalt, leaving no cold joints or raised edges.

- **Minimal waste:** Unlike traditional methods that discard old materials, infrared repair recycles existing asphalt in place.
- **Reduced disruption:** Repairs are completed quickly, minimizing inconvenience for tenants, customers, and staff.

This method is particularly useful in high-risk zones like catch basins and utility boxes. Thermally bonded repairs help restore the area and prevent future failures while eliminating uneven transitions that can lead to liability.



Pavement Problem Zones: Key Areas to Monitor

While entire lots need attention, some areas are more prone to problems than others. These high-risk zones include:

- **Catch basins and manholes:** The most common culprits for sinking and cracking.
- **High-traffic zones:** Parking lots and driveways experience faster wear due to daily use.
- **Drainage systems:** Poor drainage often leads to water pooling, accelerating surface degradation.

Experienced pavement professionals will often prioritize these areas during inspection and repair to ensure long-term performance and safety.

Building a Proactive, Seasonal Maintenance Plan

The best way to protect your property and reduce liability risks is through routine pavement maintenance. A planned schedule ensures minor issues don't escalate

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into major problems. Here's a seasonal breakdown to guide you:

- **Spring:** Inspect for cracks and damage caused by freeze-thaw cycles during winter.
- **Summer:** Check for wear from heat expansion and heavy vehicle traffic.
- **Fall:** Seal any vulnerabilities before the snow and ice arrive.

Inspections are only half the battle—**documentation is equally important**. Keep a log of repairs and maintenance activities. Courts and insurers value evidence of due diligence, and a qualified contractor should provide detailed records of all work performed on your property.

Who Benefits Most from Proactive Pavement Maintenance?

While every property owner has a vested interest in pavement maintenance, these sectors are particularly vulnerable to risks:

- **Retail spaces:** Customer-heavy environments face liability for both personal and vehicle-related incidents.
- **Condos and apartments:** Ensuring the safety of residents and guests is critical.
- **Industrial and commercial yards:** High traffic from delivery vehicles and equipment means constant surface wear.
- **Office parks and municipal lots:** Public use increases liability exposure.

Professionals working in these sectors often deal with unique challenges related to volume, climate, and surface wear, and benefit from tailored maintenance strategies.

Final Thoughts: Prevention Pays

Potholes, cracks, and damaged catch basins may seem insignificant, but they can lead to serious financial and legal consequences if left unaddressed. Managing liability risks is about more than avoiding lawsuits; it's about protecting your business, maintaining professional integrity, and safeguarding those who depend on your property.

Proactive maintenance, detailed inspection, and timely repairs are your best defense. Whether you're managing a single small lot or a complex network of shared spaces, consistent upkeep can help ensure safety, reduce costs, and build long-term peace of mind. 🏢

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CONTROLLING RISING COSTS:

The Strategic Value of Real-Time Energy Optimization

Written by: Geoffrey McNeil, CEO | Optiem Energy

For most condominium boards in Alberta, the monthly utility bill has become a source of growing concern. Energy costs are now among the most volatile line items to forecast. In a deregulated electricity market subject to weather events, supply constraints, and global fuel dynamics, price certainty has eroded.

In many condominium corporations, utilities now account for 35 to 50 percent of total operating budgets, rivalling or exceeding insurance, maintenance, and administrative costs.¹ Yet the most consequential cost often remains hidden: accelerated deterioration of mechanical systems operating outside optimal conditions.

When boilers, pumps, and air handlers operate inefficiently, consequences extend beyond wasted energy. These assets experience increased stress, shortened service life, and higher failure rates. Traditional management, largely reactive, addresses symptoms rather than root causes.

This article argues for a necessary shift. By moving beyond basic submetering toward real-time energy monitoring and optimization, condominium boards can stabilize reserve funds, reduce operational risks, and protect property values—often without capital expenditure or resident disruption.

The Alberta Context: Deregulation and Price Volatility

Alberta's deregulated structure passes wholesale price volatility directly to consumers. In early 2023, residential electricity rates briefly exceeded 33 cents per kilowatt-hour—more than triple long-term averages.²

Energy efficiency is no longer discretionary—it is a financial hedge. Every kilowatt-hour or cubic meter saved reduces exposure to current rates and future policy-driven cost increases.

The Fiduciary Gap: Reserve Fund Studies and Real-World Asset Performance

Reserve Fund Studies (RFS) are the cornerstone of condominium financial planning. In Alberta, they are required every five years and form the basis for long-term contribution schedules. However, traditional RFS methodologies rely on assumed asset lifespans derived from manufacturer specifications.

A boiler rated for 20 years is assumed to have a 20-year service life. Yet these assumptions rarely account for how equipment is operated.

Here's what happens: Mechanical assets in poorly monitored buildings often fail years ahead of schedule. One damaging culprit is "short cycling", excessive starting and stopping caused by control issues. Each time your boiler fires up, it stresses burners, valves, motors, and heat exchangers. Over time, this accumulates until failure occurs.

When assets fail prematurely, boards face emergency replacements and unplanned special assessments that damage owner confidence and depress resale values.³ The Reserve Fund Study predicted 15 years, but

Continued on next page.

the boiler failed at year 11. Who pays? Your owners.

This disconnect represents a fiduciary gap, one that real-time monitoring can close by aligning reserve planning with verified operational reality.

Beyond Submetering: Why Visibility Alone Is Not Enough

Submetering has become common in newer developments. While it improves fairness by allocating costs to individual units, it remains a passive accounting tool. *It answers the question: Who consumed how much? It does not answer the question: Was that energy consumed efficiently?*

True optimization focuses on how central systems operate. Most controllable energy use falls into three categories:

1. Heating, Ventilation, and Air Conditioning (HVAC)

HVAC systems are typically the largest energy consumers. AI-driven optimization platforms analyze weather forecasts, internal temperature patterns, and occupancy signals to ensure systems operate only when required. Research consistently shows **10–30% energy savings** from advanced HVAC optimization.⁴

2. Common Area Lighting and Amenities)

Parkades, corridors, lobbies, and amenity spaces are often heated, cooled, and lit on static schedules regardless of actual usage. Your party room stays heated all day, even though it's only used on Friday nights. Smart controls tied to occupancy routinely reduce energy use by **20–50%**.⁵

3. Water and Domestic Hot Water Systems

Water losses from leaks or failed valves represent both an energy cost and a catastrophic insurance risk. Continuous flow monitoring can detect subtle anomalies long before visible damage occurs—potentially preventing six-figure water damage claims.⁶

The Technology Stack: How Modern Energy Monitoring Works

IoT Sensors: Continuous Measurement

Modern platforms rely on networks of non-intrusive IoT sensors deployed throughout your building—think of them as a building-wide nervous system. The system primarily monitors electrical consumption at a granular level, with gas and water monitoring available based on building needs and GAP Analysis findings. These sensors can monitor down to the individual asset level when required.

The solution is vendor-agnostic and integrates with existing building automation systems and sensors, leveraging the infrastructure you already have.

Unlike traditional utility meters that record total usage once per month, these sensors collect data continuously, generating millions of data points annually. This granularity allows the system to detect inefficiencies that would otherwise remain invisible.

Edge Computing: Intelligence at the Building Level

Rather than sending all data to remote servers, "edge computing" means intelligent processing happens right in your building—like having an on-site analyst working 24/7. This provides real-time problem detection, continued operation during internet outages, enhanced cybersecurity, and immediate alerts for safety-critical events.⁷

The Complete Solution: Technology + Analytics + Virtual Energy Management

The platform combines three critical components:

1. **Technology/Hardware** - Sensors and edge computing devices that collect and process data locally
2. **Real-Time Analytics Software** - Sophisticated algorithms that identify inefficiencies as they occur
3. **Virtual Energy Management (VEM)** - The intelligence layer combining AI/machine learning with human expertise to continuously monitor, optimize, and provide insights

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Think of VEM as an energy manager and building superintendent that never sleeps—continuously learning how your building responds to weather, occupancy, and operational changes, then adapting dynamically to anticipate demand rather than react to complaints. Unlike static building automation systems that follow rigid schedules, this integrated approach delivers sustained efficiency gains that manual management cannot match.⁸

Live Monitoring vs. After-the-Fact Management

Traditional energy management is retrospective; utility bills arrive weeks after consumption occurs. Live monitoring changes this. Problems are flagged as they happen. A boiler short-cycling at 2 a.m. is addressed before running inefficiently for weeks. This shift from reactive to predictive management is among the most financially consequential aspects of modern energy systems.⁹

Operational Simplicity and Risk Management

Modern platforms simplify governance by filtering millions of data points into clear insights. Your board receives exception-based alerts, plain-language explanations, estimated financial impact, and recommended corrective actions—enabling informed decisions without technical expertise.

Energy monitoring functions as comprehensive risk mitigation. Water damage remains the largest source of condominium insurance claims in Canada. Continuous monitoring detects abnormal flow patterns before catastrophic damage occurs, reducing claim frequency and severity.¹⁰ Electrical anomaly

detection lowers fire risk, while ventilation monitoring supports indoor air quality. Boards deploying continuous monitoring demonstrate due diligence, reducing liability exposure.

Data-Driven Reserve Fund Planning

Perhaps the most underappreciated benefit is the impact on future Reserve Fund Studies. Instead of relying solely on age-based assumptions, engineers can incorporate verified runtime hours, load profiles, and performance trends into asset forecasts.

This enables **condition-based planning** rather than age-based guessing, improving contribution accuracy and reducing the likelihood of special assessments. Buildings with continuous monitoring consistently exhibit smoother reserve fund trajectories because problems are caught early and capital planning is based on evidence rather than estimates.¹¹

The Zero-CAPEX Energy-as-a-Service Model

Historically, upfront capital costs have been the primary barrier to advanced energy management. **Energy-as-a-Service (EaaS) models remove this barrier entirely.** Hardware, software, analytics, and ongoing management are provided at no CAPEX and require no construction or intrusion to owners. Your costs are offset by the verified savings, funding the system from energy waste you're already paying for.

This model transforms energy waste into a predictable cash flow improvement. Incentives are aligned: the service provider only succeeds if your building achieves measurable, verified savings.

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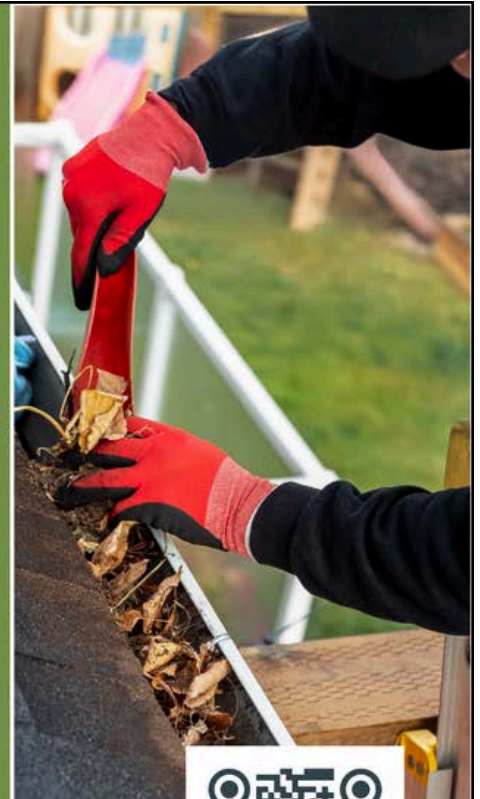


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From Insight to Action: Why Global Energy Benchmarking Is the Essential First Step

For many boards, the most difficult question is not whether energy optimization makes sense, but where to begin. Meaningful action starts with understanding where you actually stand.

Global Energy Benchmarking provides that context. Before any optimization strategy is deployed, your board needs clear answers to three questions:

1. How efficiently is our building performing today?
2. How does that performance compare to similar buildings globally?
3. What financial and environmental upside is realistically achievable?

A comprehensive **Energy Gap (GAP) Analysis** answers these questions by evaluating your building's historical utility consumption combined with infrastructure information—number of rooftop units, boilers, equipment size, operational parameters, and geographical location—and comparing this against similar buildings around the globe.



What Makes Modern Benchmarking Different

Unlike traditional benchmarking, relying on simple metrics like "energy use per square foot," the GAP Analysis benchmarks like versus like with a 95 percent confidence interval. It shows precisely how much utility and carbon reduction can be achieved based on the verified performance of comparable buildings in similar climates with similar infrastructure.

When your building's profile is compared against a global dataset from thousands of monitored buildings across 75+ countries, the analysis reveals your

realistic efficiency potential—not theoretical maximums, but achievable savings grounded in real-world performance data.

What a GAP Analysis Reveals

The analysis quantifies your building's efficiency potential with precision:

- **Utility savings potential** - Estimated annual dollar savings achievable through optimization
- **Carbon reduction potential** - Quantified emissions reductions in tonnes of CO₂-equivalent
- **Performance gap** - How your building compares to best-in-class similar buildings globally
- **Confidence interval** - All projections delivered with 95% statistical confidence

Crucially, these findings are based on historical utility consumption and infrastructure comparisons, not assumptions. Your board receives estimated ranges of achievable savings and emissions reduction grounded in empirical performance data from comparable buildings worldwide, with the statistical confidence required for defensible governance decisions.

A Governance Tool, Not a Technical Experiment

Because the GAP Analysis is non-intrusive and requires no capital expenditure or cost, it aligns naturally with fiduciary responsibility. It allows your board to evaluate optimization potential before committing funds, altering systems, or entering long-term contracts.

Buildings that fail to benchmark are managing in the dark. Boards that establish a global performance baseline know where inefficiencies exist, what they cost, and what correcting them could deliver.

The Intelligent Path Forward: A Five-Step Journey

For condominium corporations, the greatest risk in pursuing energy efficiency is **mis-sequencing**—investing in expensive technologies before understanding where actual problems lie. An intelligent journey follows a disciplined progression:

Continued on next page.

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STEP ONE: GLOBAL ENERGY BENCHMARKING AND GAP ANALYSIS

The logical starting point. The GAP Analysis evaluates your historical utility consumption against infrastructure data (equipment inventory, sizes, operational parameters, and location) and benchmarks it against similar buildings globally. The result: quantified utility and carbon savings potential with 95 percent statistical confidence—enabling defensible governance decisions without monitoring installation or operational disruption.

STEP TWO: MONITORING AND OPTIMIZATION

Where the GAP reveals material savings potential, monitoring is installed—primarily focused on electrical consumption, with gas and water monitoring added based on the analysis findings. The vendor-agnostic solution integrates with existing building systems where possible. Once deployed, the combination of hardware, real-time analytics software, and Virtual Energy Management (AI/ML + human expertise) continuously identifies and eliminates waste through control strategy refinement, schedule optimization, setpoint corrections, and early anomaly detection. These interventions reduce waste immediately, **improving operating budgets within weeks.**

STEP THREE: PROCESS OPTIMIZATION

Energy intelligence becomes an asset management tool. Runtime hours and performance trends inform preventive maintenance, extend equipment life, and improve Reserve Fund Study accuracy. The focus shifts from reactive intervention to condition-based stewardship.

STEP FOUR: TECHNOLOGY AND CAPITAL RECOMMENDATIONS—ONLY WHERE JUSTIFIED

Only after operational inefficiencies have been addressed does it become appropriate to evaluate capital upgrades. Recommendations are precise, right-sized, and grounded in verified data. This sequencing prevents the most common error: deploying expensive technologies to compensate for avoidable waste.

STEP FIVE: POTENTIAL ON-SITE GENERATION AND DEEP DECARBONIZATION

Technologies like geothermal heat pumps and solar photovoltaics deliver optimal value only after waste has been eliminated. By first reducing demand, you avoid oversizing systems, reduce capital costs, and ensure clean energy investments deliver intended returns.

This progression—from insight to optimization to strategic capital investment—protects capital, maximizes returns, and aligns with fiduciary duty.



Conclusion: Energy Intelligence as the New Standard of Care

Energy management is no longer discretionary; it is a financial, operational, and governance imperative. Alberta condominium corporations face volatile electricity pricing, aging infrastructure, and increasing insurance scrutiny. These forces amplify the consequences of inefficiency.

Real-time monitoring and optimization offer a practical response. By converting your building from passive infrastructure into an actively managed asset, your board can stabilize budgets, protect reserve funds, extend equipment life, and reduce risk, often without capital expenditure or disruption.

Yet the journey begins with clarity. Global Energy Benchmarking provides the insight required to act responsibly. By understanding how your building performs relative to global peers, you can quantify efficiency potential before making commitments,

Continued on next page.

fulfilling your fiduciary duty to manage costs and safeguard property value.

The "digital superintendent"—continuous monitoring powered by artificial intelligence—is no longer theoretical. It is an accessible tool for condominiums navigating a complex energy landscape.

Those who adopt data-driven energy intelligence early will be better positioned to:

- Weather energy price volatility with predictable budgets
- Manage reserve funds based on verified performance rather than assumptions
- Demonstrate proactive due diligence to owners, regulators, and insurers
- Protect and enhance property values

In the years ahead, energy performance will increasingly distinguish well-governed buildings from the rest. The question for condominium boards is no longer whether optimization is coming, but whether they will lead with insight or follow under pressure. 🏢

Contact Geoffrey McNeil, CEO | Optiem Energy

Email: gmcneil@optiem.energy

Optiem Energy provides advanced solutions that help optimize energy use across all industry sectors, both private and public. They leverage real-time data, predictive analytics, and smart technologies to enable organizations to reduce energy consumption, lower costs, and enhance their environmental impact.



Acknowledgement:

Optiem Energy is a proud member of the AEEA Retrofit Vendor Network, a Business Partner of CCI North. AEEA's Retrofit Vendor Network includes 80+ consultants, contractors, and suppliers with expertise to help building owners save energy and decarbonize. The RVN supports the Alberta Ecotrust Retrofit Accelerator Program funded by Natural Resources Canada.

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INVESTING THE CONDOMINIUM RESERVE FUND:

A Practical Guide to Protecting and Growing Condominium Reserve Funds

Written by: Walter Wakula, BComm, MBA, ICD.D., President of Foothills Global Capital Group Inc.

This article was originally published in 2023 as a three part series in CCI South Alberta's CCI Review. It has been updated and consolidated into one article for reprint here.

The condominium corporation's reserve fund is typically its largest financial asset aside from the physical property itself. More than 20 percent of condo fees often flow into this fund, and with construction and equipment costs rising faster than general inflation, how the reserve fund is invested has become increasingly important. Sound investment practices can help preserve purchasing power and reduce the risk of future funding shortfalls, while poor decisions can erode value and expose directors to unnecessary risk.

This article outlines the legislative framework governing reserve fund investments, the importance of investment policy and objectives, practical portfolio structure, and a proven strategy for investing the guaranteed investment certificate (GIC) portion of the fund.

Legislative Framework: Condominium Property Act (CPA)

To protect owners from speculative or inappropriate investing, the Condominium Property Act (CPA) strictly limits the types of investments a condo board may make. Permitted investments include high-quality common and preferred shares, bonds and debentures, and fixed-income securities such as GICs issued by banks, trust companies, credit unions, and similar institutions.

The CPA also imposes asset allocation limits to enforce diversification and risk control:

- Common shares: maximum 15% of the reserve fund
- Bonds, debentures, and preferred shares: maximum 35%
- At least 50% must be invested in lower-risk instruments such as GICs

Many corporations further restrict these investments

through bylaws or board-approved policies to reflect a conservative risk tolerance. Safety of principal and liquidity should always take precedence over chasing higher returns.

Investment Policy and Governance

Before investing reserve fund assets, the board should adopt a formal investment policy. This policy should:

- Reference the CPA and any applicable investment bylaws
- Clearly state the investment objectives (e.g., capital preservation, liquidity, inflation protection)
- Define acceptable asset classes and allocation limits
- Outline decision-making processes and delegated authorities
- Establish requirements for professional investment advice

Boards should avoid relying on individual directors' personal investment opinions. Managing reserve fund investments requires expertise in financial markets, credit analysis, interest rate cycles, and risk management—skills typically beyond the scope of volunteer directors.

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Investment Objectives: Keeping Pace with Inflation

A key objective of reserve fund investing is ensuring that returns exceed inflation. This is critical because the cost of repairing and replacing building components has historically increased faster than the Consumer Price Index (CPI).

If the reserve fund earns less than this cost escalation rate, its real value declines over time. Even a shortfall of 2% annually can result in a 20% funding gap over a decade. While GICs are generally safe, they have not always provided sufficient returns to offset this erosion.

To improve long-term outcomes, a portion of the reserve fund may need to be invested—within CPA limits—in higher-return asset classes such as high-quality stocks, preferred shares, and bonds. These investments involve greater short-term volatility but have historically produced higher long-term returns when properly managed.

Portfolio Structure and Professional Management

Reserve fund investments should be structured around the corporation's long-term cash flow forecast, as set out in its Reserve Fund Plan. This forecast determines how much money can be invested and for how long.

A practical approach is to divide the reserve fund into investment tranches based on liquidity needs:

1. **Long-term tranche** (funds not needed for decades): eligible for limited exposure to common shares
2. **Medium-term tranche:** invested in bonds and preferred shares with appropriate maturities
3. **Short-term tranche:** invested primarily in GICs and similar instruments

This structure aligns investment risk with time horizon and expected cash needs.

Boards investing beyond simple GIC portfolios should retain a qualified investment manager or pooled fund manager whose offerings comply with the CPA. Larger portfolios may justify customized management, while smaller corporations may find pooled funds more cost-effective. Selection of advisors should be done through a competitive proposal process. (See Fig1)

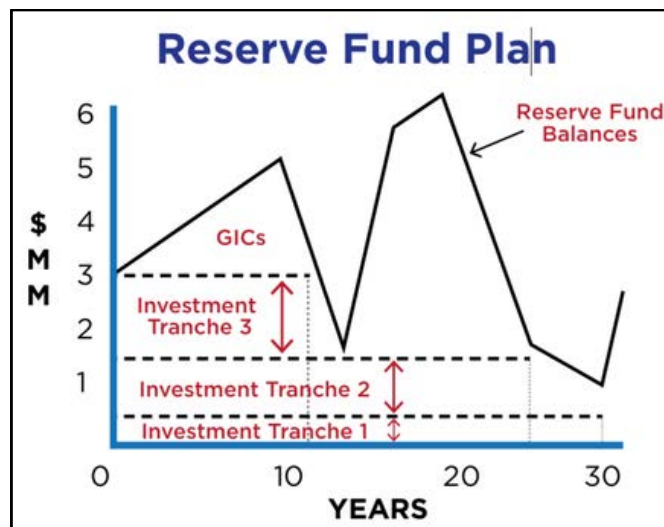


Fig 1

GIC Investment Strategy: Laddering for Return and Liquidity

GICs typically make up the largest portion of a reserve fund portfolio and play a crucial role in capital preservation and liquidity. A laddered GIC strategy is widely used because it is simple, effective, and flexible.

Under a laddered strategy, funds are divided evenly among GICs with staggered maturities—commonly one through five years. As each GIC matures, it is reinvested at the long end of the ladder, subject to current interest rates and cash needs.

Key benefits of laddering include:

- Higher average returns due to longer-term interest rates
- Annual liquidity as a portion of the portfolio matures each year
- Reduced interest rate risk by avoiding single-term concentration

Five years is typically the maximum GIC term, as this aligns with Canada Deposit Insurance Corporation (CDIC) coverage. (See Fig2)

Credit Quality and Deposit Protection

GIC policies should also address credit risk and deposit insurance:

- CDIC insures up to \$100,000 (principal and interest) per depositor per institution

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Financial Institution	Maturity	Amount	Interest Rate
ABC Bank GIC	1 year	\$100,000	4.50%
DEF Trust GIC	2 years	\$100,000	5.00%
GHI Credit Union GIC	3 years	\$100,000	5.25%
JKL Bank GIC	4 years	\$100,000	5.75%
MNO Trust GIC	5 years	\$100,000	6.00%
Total Portfolio		\$500,000	5.30%

Fig 2

- To maximize yield while maintaining safety, deposits can be spread among multiple CDIC-member institutions
- Lower-rated banks and trusts often offer higher rates, with safety provided by CDIC coverage

Provincial credit unions are insured by provincial guarantee systems, which vary by province

Credit Quality and Deposit Protection

GIC policies should also address credit risk and deposit insurance:

- CDIC insures up to \$100,000 (principal and interest) per depositor per institution
- To maximize yield while maintaining safety, deposits can be spread among multiple CDIC-member institutions
- Lower-rated banks and trusts often offer higher rates, with safety provided by CDIC coverage
- Provincial credit unions are insured by provincial guarantee systems, which vary by province

In Alberta, credit union deposits are fully guaranteed by the provincial government, but diversification across

institutions and systems remains prudent. As portfolios grow, policies should permit larger deposits only with institutions rated “A” or better, and total exposure—including operating accounts—should be monitored.

Conclusion

Investing a condominium reserve fund requires balancing safety, liquidity, and long-term purchasing power within a clearly defined legislative framework. By adopting a formal investment policy, aligning investments with long-term cash forecasts, using professional advisors where appropriate, and employing proven strategies such as investment tranching and laddered GIC portfolios, boards can significantly reduce financial risk and improve the long-term sustainability of their reserve funds.

Careful governance and disciplined investing will help ensure that today’s contributions are sufficient to meet tomorrow’s repair and replacement obligations. 🏢

Walter Wakula is President of Foothills Global Capital Group Inc. and a consultant to the condominium industry specializing in financial management, budgeting, investment, and strategic planning. He holds a Bachelor of Commerce and MBA from the University of Calgary and a CCI (Hons) designation. With over 30 years of senior management and board experience, Walter is an active leader, educator, and writer in the condominium community.



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Help Shape the Conversation: *Contribute to INSITE to CONDOS and CCINA Education*

CCI North Alberta accepts submissions and pitches for our educational programming and articles in *INSITE to CONDOS* magazine. We source expert voices from within the local condo industry, encouraging our Business Partners and Professional Members to volunteer as CCI Knowledge Contributors and share their expertise.



SHARE YOUR EXPERTISE
WITH OUR AUDIENCE.

CONTRIBUTOR

If you have an idea for an article or an education event on topics related to *Governance & Management, Finance, Compliance & Risk Management, Property Maintenance & Improvements*, and *Condo Community Matters*, we want to hear from you!

Our mission is to share valuable, practical knowledge, and foster best practices across Northern Alberta's condo community. Along with practical information, we also invite other sector-relevant topics, including emerging trends, issues, challenges, innovations, and successes from the condo industry.

WHAT WE ARE LOOKING FOR:

MAGAZINE ARTICLES:

We are now accepting submissions for a variety of article types, including:

- Feature Articles
- Case Studies / Lessons-Learned
- Practical Guides & How-Tos
- Opinion & Thought Leadership Pieces
- Community Spotlights / Condo Success Stories

EDUCATION SESSIONS:

We are accepting proposals for the 2026/2027 Education Calendar and programming, including:

- **INSITE Sessions** (60/90-min webinars)
- **Expert Panels / Seminars**
- **Interactive Q&As and Discussions**
- **ACE Conference Sessions**



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GET IN TOUCH

We Want to Hear From You!

We encourage you to submit your ideas and proposals for review by our committees by completing the abstract forms provided with the Submission Guidelines. Contact us to discuss your ideas or share feedback.

Email submissions to: info@ccinorthalberta.com

ACE CONFERENCE PREVIEW

LEARN. CONNECT. LEAD.

Education to empower you and your condo community.

EDUCATION PARTNER:



ALBERTA CONDOMINIUM
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This year's Alberta Condo Expo (ACE) offers four dynamic learning streams and 12 expert-led breakout sessions. The ACE Conference Pass includes your choice of 3 sessions, opportunities to explore the trade show, an Italian buffet lunch, coffee/tea all day, and entry into the grand prize draw for \$1000 WestJet voucher.

If you are considering attending, the most economical and impactful option is to come as a team of 3 with an ACE Group Pass. When boards attend as a team, the shared learning can support easier implementation back at the board table.

STREAM A

CONDO GOVERNANCE: This stream addresses the foundational responsibilities of condominium boards and managers. Sessions focus on strengthening governance and compliance practices, improving documentation and decision-making, and ensuring boards operate confidently and transparently. Ideal for boards, managers, and anyone working with Alberta's evolving condo legislation.

Session A1

MORNING

Using AI in Condo Management: Opportunities & Pitfalls

As AI tools become more accessible, boards and managers face new opportunities and risks. Learn how AI can support communication, documentation, scheduling, and predictive maintenance, while addressing legal, privacy, and ethical considerations. Real-world examples help attendees decide if AI is right for their corporation.

Experts:

Matt Rude, Client Executive, BFL Canada

Melissa Stappler, Barrister & Solicitor, Willis Law

Darcie-Lee Rea, Condominium Management Broker, Hallmark Management Inc.

Session A2

MIDDAY

Introducing Alberta's New Condominium Dispute Resolution Tribunal

Alberta's new Condominium Dispute Resolution Tribunal marks a major shift in resolving condo-related conflicts. This session offers a practical overview of its role and jurisdiction, along with proactive strategies to help boards, managers, and owners prevent and prepare for disputes.

Experts:

Hugh Willis, Lawyer, Willis Law | Katy Campbell, Executive Director, CCI North Alberta Chapter

Session A3

AFTERNOON

Bylaws & Enforcement: Translating Rules Into Practice

Explore how to interpret, apply, and enforce bylaws consistently and fairly. This session addresses common pitfalls, communication strategies, and evolving expectations around enforcement, appeals, and clarity of language.

Experts:

Kristy MacLean, Licensed Condominium Associate Broker, KDM Management

Erin Berney, Lawyer & Partner, Field Law

STREAM A SPONSOR:



STREAM B

FINANCIAL STEWARDSHIP & RISK MANAGEMENT: This stream strengthens financial literacy and confidence for boards and managers. Content focuses on budgeting, financial statements, lending, reserve planning, land titles, insurance, and emerging financial risks. These sessions help corporations make informed, strategic decisions that protect their assets and long-term viability.

Session B1

MORNING

Understanding Financial Statements

A practical walkthrough of condominium financial statements with real-world examples. Learn to interpret key documents, understand cash flow, identify red flags, and ask the right questions of managers, accountants, and auditors. Leave with more clarity around core financial statements and what they reveal.

Experts:

Jeremy Daigleish, President, Converge Condo Management

Walter Wakula, President, Foothills Global Capital Group

Session B2

MIDDAY

Preventing & Navigating Financial Crisis

What happens when a major project is required and the reserve fund can't cover it? This session brings together a reserve fund provider, condominium lender, and condominium lawyer to walk through the real-world options boards face when funding gaps arise. From loans and special levies to reserve fund use and long-term recovery planning, the discussion focuses on what boards are obligated to do, what tools are available, and the consequences of delaying decisions.

Experts:

Kelly McFadyen, Director, Condominium Lending Group

Shantel Kalakalo, President/Partner, Kalham Consulting Ltd.

Ryley Schmidt, Associate, Miller Thomson LLP

Session B3

AFTERNOON

Replacement Cost Appraisals Explained: Valuation, Exposure & Risk

Replacement cost appraisals play a critical role in condominium risk and financial decisions, yet are often confused with market value and poorly understood. This session explains how replacement cost appraisals are developed, what drives valuation changes, and how appraisal outcomes intersect with insurance coverage and risk exposure.

Experts:

Dawn Mitchell, Senior Commercial Account Executive, HUB International Insurance Brokers

Omar Khan, Manager Business Development, Normac

Pete West, CEO, GoWest Construction

STREAM B SPONSOR:



Restruction Alberta Ltd.

ACE CONFERENCE PREVIEW

STREAM C

BUILDINGS & PROPERTY: This stream focuses on the physical aspects of condominium management—building systems, compliance, maintenance, and capital projects. Sessions are practical, technical, and solution-oriented, supporting boards and managers in making informed decisions about the physical integrity and long-term sustainability of their buildings.

Session C1

MORNING

Navigating Capital Projects: From Scoping to Completion

A practical walkthrough of a major capital project (e.g., envelope, roof, mechanical). Learn best practices for scoping, budgeting, communication, contractor selection, and execution. Features perspectives from engineers, contractors, managers, and board members.

Experts:

Derek Zilke, Principal, Building Envelope Consultant, WADE Consulting

Leo Leibel, Principal & General Manager, Restruction Alberta Ltd.

Catherine Ryan, Condominium Manager - Associate, 113 West Management Inc.

Session C2

MIDDAY

Code Compliance in Action

Stay ahead of changes in mechanical, structural, and environmental regulations. This session breaks down updates, their practical impact, and how to maintain compliance. Learn how to work with consultants, document compliance, and manage risk effectively.

Experts:

Justin Tudor, President, Keller Engineering

Dawn Neville & Amber Forrest, VETS Group

Dustin Gutsche, B.Sc. Eng., B.Ed. Broker, Castor Condos

Session C3

AFTERNOON

New Condos & New-to-Condo Living (101)

A welcoming introductory session for new condo owners or those transitioning into condo living. It covers key expectations, rights and responsibilities, and the basics of condo governance, including how decisions are made and how the community is managed. The session also highlights practical ways to engage positively within the community and contribute to a well-functioning condo environment.

Experts:

Gary Caouette, Consultant, Alberta Condominium Consultants

Puneet Kumar, Condo Manager, Connelly Management

STREAM C SPONSOR:



STREAM D

COMMUNITY & COMMUNICATION: This stream addresses the interpersonal and community-development side of condominium living. Sessions explore communication, conflict, owner engagement, community cohesion, and human behaviour. The focus is on creating healthier, more functional communities through better communication and people-centered practices.

Session D1

MORNING

Community Communication Strategies for Boards & Managers

Effective communication—both internal and external—is essential for smooth operations. Explore communication frameworks, owner engagement tools, message discipline, email etiquette, and strategies for reducing misinformation and friction.

Experts:

Rebekah Barron, Owner / Broker Realty Key Group Inc.

Heidi Besuijen, Partner Reynolds Mirth Richards & Farmer LLP

Session D2

MIDDAY

Board & Manager Dynamics: Roles, Trust & Communication

This session clarifies where board and manager responsibilities begin, end, and overlap. Participants will learn communication cadences that build trust, frameworks for decision-making, tips for navigating friction, and templates for agendas and reporting. The focus is on creating predictable, transparent operations anchored in shared accountability.

Experts:

John Frame, Lawyer, Witten Law LLP

Maria Bartolotti, Broker/President/Licensed Condominium Manager, New Concept Management Inc.

Session D3

AFTERNOON

Dealing with Difficult People: Tools for Conflict & Communication

A practical session on navigating challenging interactions with condo owners, neighbours, board members, or property managers. It covers behavioural basics, communication tools, and de-escalation strategies to help manage difficult situations effectively and professionally. The focus is on real-world scenarios and practical techniques to support calmer, more constructive interactions and healthier community relationships.

Experts:

Sandi Danielson, Owner/Broker/Condo Manager, Prince Property Inc.

Todd Shipley, Lawyer, Reynolds Mirth Richards & Farmer LLP

STREAM D SPONSOR:



CCI EDUCATION CALENDAR

CONDO MANAGEMENT EDUCATION

The 2026-27 Education Calendar will feature the Full CM Series!

(Dates to be announced in the fall.)

Our Condo Management Series provides foundational knowledge about condo management and is designed specifically for condo managers, and board members. There are 3 levels in the series and they are cumulative. We advise you to start at the beginning with Condo Management 100 and move up from there.

CM100: Find your footing with a foundation in the fundamentals of condo management and board duties.

CM200: Develop more skills and gain a deeper understanding of specialized topics and aspects of condo management.

CM300: Complete your condo management education with this final dive into details

UPCOMING EVENTS TO WATCH FOR

Visit our online **Education Calendar** at the link below for up-to-date event listings.

www.ccinorthalberta.com/events-and-education/

Have questions about these or any of our other educational offerings? Email us at info@ccinorthalberta.com.

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MEMBERS BUSINESS DIRECTORY

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SPRING 2025-2026 Members Business Directory includes all CCI North Alberta Members in good standing as of March 17th, 2026.

Accountants & Bookkeepers			
Organization	Contact	Phone	Email
Al Scherbarth Professional Corporation	Al Scherbarth	780-426-6446	aspc@telus.net
Amzad Amiri Professional Corporation	Amzad Amiri, CPA, CGA	780-489-8450	amzad@aapc.pro
Barbara L. Surry Chartered Professional Accountant, CMA	Barbara Surry	780-467-0562	blsurry@blsurrycma.com
Donnelly & Co. LLP	Pei San Chan	780-488-7071	peisan@donnellyco.ab.ca
Heather Zeniuk Professional Corporation	Heather Zeniuk	780-463-8425	heather@hzcpa.ca
Ho LLP	Kimberly Gioia	780-448-7317	info@hollp.ca
KBH Chartered Accountants	Lucas Heath	780-463-8101	l.heath@kbh.ca

Building Maintenance			
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Abris Construction Inc.	Nathan Kawulka	780-906-8055	Nathan@AbrisConstruction.com
Acclaimed! Heating, Cooling & Furnace Cleaning	Tammy Lackey	780-413-1655	tami@acclaimedfurnace.com
Alberta Ground Effects Ltd.	Monique Richard	780-605-1989	absweep6@gmail.com
Amston Construction Ltd.	Dean Amundson	780-920-4419	damundson@amston.ca
BROJAM Construction & Maintenance Ltd.	Jamie Brown	780-757-5512	service@brojamconstruction.com
Cherni Group	Kael Chernichan	780-904-3228	accounting@cherni.ca
Condominium Repair Company	Jim Wallace	780-952-7763	jim@condominiumrepaircompany.com
Dryer Vent Scrubbing, Summit Fireplaces Heating & Cooling	Adriaan Van Papeveld	780-819-4527	dryerventscrubbing@gmail.com
Ecopest Inc.	Alyshah Thawer	780-448-2661	service@ecopest.ca
Hollen Industries Ltd.	Allen Palmer	888-424-2019	sales@gmail.com
Fort Sands Construction Ltd.	Randy Zerk	403-250-7999	billings@fortsands.com
Karlen-Kada Integration	Daniel Hildebrandt	780-453-1362 ext. 1261	Daniel@karlenkada.com
Master Mechanical Systems LTD.	Craig Riley	780-486-7480	craigriley@mmsystems.ca
Merit Home Services (MERIT Concrete Lifters)	Kevin Barrie	780-263-6644	kbarrie@meritconcrete.ca
Mosaic Home Services	Steven Knight	780-910-6688	steven@getmosaic.ca
NB Benny's Contracting Ltd.	Andrew Rafo	780-265-4029	info@nbbennys.com
On Site Fire Protection Services Ltd.	Scott Rusk	780-490-5254	scott.rusk@onsitefirepro.ca
Pest Detective	Jack Grandy	780-266-1400	edmonton@pestdetective.com
Restruction Alberta Ltd.	Janu Subramaniam	780-454-7762	janus@restruction.ca
Taylor Construction	Kristine Opp	403-244-5225	office@taylorconstruction.ca
Unique Exterior Ninjas Ltd DBA Zilka Property Solutions	Konstantin Zaitsau	587-590-8129	ninjacontractingoffice@gmail.com

Condominium Management			
Organization	Contact	Phone	Email
113 West Management Ltd.	Anand Sharma	780-784-3001	anand@113west.ca
20/20 Management	Katie Ekroth	780-714-0812	katie@2020management.ca
Accurate Realty & Property Management Ltd.	Barry Meckelberg	780-288-5043	barrymeck@shaw.ca
AIM Real Estate Corporation	Dan McDaniel	780-424-0397 ext. 235	dmdaniel@aimrec.ca
Alberta Condominium Management Education Consortium	Walter Wakula	403-816-6206	walterwakula@shaw.ca
AV8 Solutions Rural Condo Management	Brett Binnie	780-352-9277	info@av8solutions.com
Ayre & Oxford Inc.	Roseanne Evans	780-448-4984 ext. 322	roseevans@ayreoxford.com
Blueprint Condominium Management Inc.	Ibrahim (Abe) Butt	780-665-5350	ibrahim@blueprintmanagement.ca
Bridgegate Property Management Group Inc.	Tamara Langille	780-266-2778 ext. 201	tamara@bridgegate.ca

Continued on next page.

MEMBERS BUSINESS DIRECTORY

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Condominium Management			
Canwest Management & Realty Inc.	Arvind Kapur	780-461-2447	canwestmgmt@gmail.com
Celtic Group of Companies	Keri Roszko	780-784-0028	terri@celticmanagement.ca
Condo Management Solutions Inc.	Carrie Plett	780-278-8373	carrie@cms2020.ca
Converge Condo Management Inc.	Jeremy Dalglish	587-920-3550	jeremy@convergecondo.com
CorBec Management Group Inc.	Laura Lindbeck	780-445-4928	corinna@corbecmanagement.ca
Core Realty & Management Group Inc.	Don Brown	780-651-1577	don@coremanagement.ca
CS Management Inc.	Curtis Siracky	780-760-6197	info@csmgmtinc.ca
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Evolution Condominium Management	Sandra Deuchar	780-361-3121	sandra@evolutioncondo.ca
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Gleniffer Lake Resort & Country Club	Tammy Campbell	403-728-3010	tammy@mylakeresort.com
Group Three Property Management Inc.	Ajay Parmar	780-641-0222	aparmar@groupthree.ca
Hallmark Management Inc.	Darcie-Lee Rea	780-819-2108	darcie@hallmarkmanagement.ca
Hearthstone Management Ltd.	Kelly Spanach	780-993-5606	kelly@hearthstonemanagement.ca
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HomeVest Property Management Inc.	Sundas Khan	780-902-4406	sundas@hvpropmgmt.com
Inland Property Management Ltd.	Kate Brisson	780-461-1177	kate@inlandpropertymanagement.ca
JLR Condo Specialists Inc.	Lisa Wallbridge	587-521-2090	lisa@jlrmgmt.ca
Karen King & Associates Inc.	Cole Romaniuk	780-424-1151	cole@karenking.ca
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Key Investment Property Management Inc.	Kyle Miller	780-833-5555	info@keyproperty.ca
Laidley Management	Nancy Ternowski	780-423-1516	info@laidley.ca
Larlyn Property Management Ltd.	Michael Holmes	780-424-7060 ext. 3304	larlyn@larlyn.com
Magnum York Property Management Ltd.	Josh Dingreville	780-977-3994	jdingreville@magnumyork.com
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Mountain Condo Management Inc.	Nicole Marcoux	780-817-8599	nicole@mcmaalberta.ca
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Pinnacle Realty & Management Inc.	Rick Murti	780-758-4434 ext. 108	rmurti@pinnaclegroup.ca
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Royal LePage, The Realty Group Grande Prairie - Property Mgmt	Angie Peters	780-532-3400	angiepeters@royallepage.ca
Shift Management Services	Kelly Bertrand	780-872-4556	info@shiftmanagement.ca
Simco Management (Edmonton) Inc.	Christine Pratt	780-455-4111	simcoap@telus.net
Skyline Property Management Inc.	Seang Hem	780-577-1761	shem@skylineproperty.ca
Spartan Enhanced Property Management	Kyle Soroka	780-935-9243	Kyle@spartanenhanced.com
Square 1 Property Management	Robin Riehl	780-453-1515	Robin@square1management.ca
Strategic Property Management Ltd	Diane Drew	780-739-6619	diane@strategiccondo.com
StreetSide Development Corporation	Sharlene Egloff	780-490-2523	segloff@qualico.com
TEGA Property Management Ltd.	Susan Milner	780-757-7828	smilner@tegapm.ca
The Realty Store Inc.	Helena Cooper	403-341-5554	condos@therealtystore.ca
Victorian Management Ltd.	Anthony Canada	780-463-0066	anthony@victorianmanagement.ca

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Areospect Drone Services	Marc Dupuis	780-915-2382	info@areospect.com
Condo Check	Bernice Winter	403-509-2250	accounts@condo-check.com
Condo Quick Reports Inc.	Yulia Zaliubovska-Annand	780-900-6160	admin@condoquickreports.com
Condolyzers	Carissa Notland	587-802-3945	carissa@condolyzers.com
Excel Bldg. Inspection & Consulting	Stuart Schechtel	780-464-5634	excelins@telus.net
Skyline QS Consultants Ltd.	Maeve Duggan	780-920-9962	mduggan@skylineqs.ca
Twenty 8 Capital	Dylan Kelley	780-616-8658	Dylan@Twenty8Capital.com

Disaster Restoration			
Organization	Contact	Phone	Email
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Kalloway Property Services	Ken Allman	780-436-8090	kenallman@kalloway.com
On Point Restore	John Wegner	780-701-3891	contact@on-point.ca
Paul Davis Restoration	Ryan Bubenko	780-454-4047	ryan.bubenko@pauldavis.com
Premier Fire & Flood Restoration	Riley Moir	780-446-8500	riley@pffr.ca
ProShield Leak Detection Inc.	John Setterlund	780-937-1136	john@proshieldab.ca
Pure Restoration Inc.	Robyn Scarlett	780-475-7044	admin@purerestoration.ca
Restotech Solutions	Chris Kirk	587-501-4702	chris.k@restotech.ca
ServiceMaster Restore Edmonton	Jason Miller	780-443-4338 ext. 221	jason.miller@svmrestore.ca
SERVPRO Edmonton	Peggy Sanders	780-784-7777	psanders@servproedmonton.com
Titan Construction 1989 Ltd.	Brandon Van Unen	780-483-3426	bvanunen@titan89.com

Engineering			
Organization	Contact	Phone	Email
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RJC Engineers	Bob Korneluk	780-452-2325	bkorneluk@rjc.ca
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Sense Engineering	Gord Rajewski, R.E.T.	780-719-8385	grajewski@senseengineering.com
Stantec	Jose Fernandez, P.L.(Eng.)	780-917-6953	jose.fernandez@stantec.com
Tree of Knowledge (TOK) Engineering	Martin Bankey	780-434-2376	mbankey.tok@shaw.ca
Wade Consulting Inc.	Billy Huet	780-486-2828	bhuet@wadeconsulting.ca
Wade Consulting Inc.	Derek Zilke	780-486-2828	dzilke@wadeconsulting.ca

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Areospect Drone Services	Marc Dupuis	780-915-2382	info@areospect.com
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Bigfoot Concrete Services inc.	Kyle Plett	7802787887	bigfootconcreteservices@gmail.com
Cavalry Fence Inc.	Jonathon Machinski	780-965-5228	jon@cavalryfence.ca
Christensen & McLean Roofing Co. Ltd.	Phil Roy	780-447-1672	phil@cmroofing.ca
CR Concrete Lifting	Kyle Wright	780.940.5976	estimate@crconcretelifting.ca
Davey Tree Expert Company of Canada Limited	Kevin Cassells	780-433-8733	kevin.cassells@davey.com
Donewell Property Services	Cam Massie	780-906-9495	cam@donewell.ca
Edmonton Tree Health	Nicholas Scott	780-222-4820	edmontontreehealth@gmail.com
Embark Landscape & Design Inc.	Ben Hobden	780-716-3064	admin@embarkld.com
Epcor	Michelle Poh	780-289-0780	MPoh@epcor.com
G & J Construction Group LP	Grant Wall	780-454-0700	services@gjparking.com
Gorilla Property Services	Mike Zwack	780-668-0963	mzwack@gorillapropertyservices.com
LETY Construction Ltd.	Wes Sutherland	780-467-6960	admin@letyconstruction.ca
Merit Home Services / MERIT Winter Services (MERIT Concrete Lifting)	Kevin Barrie	780-263-6644	kbarrie@meritconcrete.ca
NB Benny's Contracting Ltd.	Andrew Rafo	780-265-4029	info@nbbennys.com
Off The Ledge Inc.	Cody Hodson	587-873-2020	contact@offtheledge.ca
Osco Mudjacking & Construction Ltd	Don Moroz	780-469-1234	don@oscomudjacking.com
Paneless Property Services Inc.	Matthew Stewart	780-707-8385	contact@panelesswindow.com
Prograde Landscapes Ltd.	Justin Routley	780-916-5694	info@progradelandscapes.com
Pyramid Concrete & Consulting Ltd.	Cole Goshulak	780-481-0808	cole@pyramidconcrete.net
Reids Roofing & Insulation	Jessica Reid (President)	780-460-5866	jessica@reidsroofing.net
Restruction Alberta Ltd.	Janu Subramaniam	780-454-7762	janus@restruction.ca
Safesidewalks Canada Inc.	Jeff Adolf	780-278-4434	jeff@safesidewalks.ca
Shack Shine	Dustin Grainger	780-660-2586	dustin.grainger@shackshine.com
Smartfix Asphalt Infrared Repair Ltd.	Colin Mizier	780-488-9688	colin@smartfixasphalt.ca
Triumph Inc.	Chuck Barnicott	780-665-1145	cbarnicott@triumphinc.ca
Trusty Tree Services	Kolton Canning	780-860-5500	info@trustytree.ca
Tufdek	Grant Lawton	1-877-860-9333 Ext.5112	grant@tuffindustriesinc.com
Unique Exterior Ninjas Ltd DBA Zilka Property Solutions	Konstantin Zaitsau	587-590-8129	ninjacontractingoffice@gmail.com
West Edmonton Window Cleaning Inc.	Tyler Bayn	780-481-4988	contact@wewc.ca

Financial Services			
Organization	Contact	Phone	Email
Agile Wealth Management	David Tomlinson	587-430-1951	dave@agilewm.ca
Condominium Financial	Jim Wallace	780-952-7763	jim@condominiumfinancial.com
Condominium Lending Group	Kelly McFadyen	905-537-3557	Kelly.mcfadyen@condolending.com
CWB Maxium Financial Ltd.	Andrew Gallivan	604-562-5403	Andrew.Gallivan@cwbank.com
SparcPay	Corey Krakower	514-705-6350	coreyk@sparcpay.com
Stantec	Jose Fernandez, P.L.(Eng.)	780-917-6953	jose.fernandez@stantec.com

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Insurance - Appraisers			
Organization	Contact	Phone	Email
A-Kan Insurance Ltd.	Kanwar Bola	780-700-0907	Kanwar@akaninsurance.ca
Allstate Insurance	Randy Caron	587-330-2142	rcaron@allstate.ca
Balance Valuations Ltd	Cassidy MacDonald	780-296-2323	cassidy@balancevaluations.com
Coast Claims	Jeanine Fahey	587-938-5219	jfahey@coastclaims.com
Go West Valuations Corp	Pete West	587-356-1555	pete@gowestcorp.com
Normac	Omar Khan	780-935-8258	omar@normac.ca

Insurance - Brokers & Adjusters			
Organization	Contact	Phone	Email
Acera Insurance Services Ltd.	Amber Masikewich	403-836-6952	amber.masikewich@acera.ca
A-Kan Insurance Ltd.	Kanwar Bola	780-700-0907	Kanwar@akaninsurance.ca
Allstate Insurance	Randy Caron	587-330-2142	rcaron@allstate.ca
Arthur J. Gallagher Canada Limited	Bryce Tickner	403-299-1290	Bryce_Tickner@ajg.com
BFL CANADA Insurance Services Inc.	Hamish Farmer	780-229-3780	hfarmer@bflcanada.ca
Desjardins Insurance/Scales Insurance & Financial Services	Corey Scales	780-757-1176	corey@coreyscales.ca
Diverse Claims Adjusters Ltd.	Paul Whitman	780-756-4222 ext. 222	paul@diverseclaims.ca
HUB International Insurance Brokers	Dawn Mitchell	780-453-8407	dawn.mitchell@hubinternational.com
Katherine Hanna Insurance Agency Inc.	Katherine Hanna	780-464-6858	katherine@katherinehanna.ca
T & L Adjusters Ltd.	Cory Gilliam	780-463-7776	cgilliam@tladjusters.com

Janitorial Services			
Organization	Contact	Phone	Email
AltraCare Commercial Maintenance Ltd.	Mark Ferrara	780-995-0565	mark@altracare.com
Cosmopolitan Cleaning Ltd.	Mark Oprecio	780-937-7611	info@cosmoclean.ca
Sunshine Cleaning Services Ltd.	Robert Hennigan	780-910-5404	sunshinecleaningsltd@gmail.com

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Lawyers			
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Birdsell Grant LLP	Mark Dudar	780-968-1213	mdudar@birdsell.ca
Field Law	Erin Berney	780-429-7856	eberney@fieldlaw.com
Goodfellow & Schuettlaw	Amber Nickel	780-628-3531	anickel@gfslaw.ca
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Ogilvie LLP	Robert P. Assaly	780-429-6243	rassaly@ogilvIELaw.com
PDS Law	Edward Davies	780-444-8445	edavies@pdsLaw.ca
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Shourie Bhatia LLP	Arun Shourie	780-438-5281	JSheldon@sb-llp.com
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Willis Law	Hugh Willis	780-809-1888	hwillis@willislaw.ca
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Willis Law	Brian Anslow	780-809-1888	banslow@willislaw.ca
Witten LLP	John M Frame	780-428-0501	jframe@wittenlaw.com

Mechanical, Electrical & Plumbing			
Organization	Contact	Phone	Email
4-Way Inspection Services Ltd.	Travis Olinek	780-504-7896	travis@4wayinspections.com
Acclaimed! Heating, Cooling & Furnace Cleaning	Tammy Lackey	780-413-1655	tami@acclaimedfurnace.com
Avria Mechanical Services Ltd.	Daniel Ducharme	780-264-8010	daniel@avriamechanical.ca
Concept Controls	Amy Hann	403-899-7633	AmyH@conceptcontrols.com
GlobalTech Group Ltd.	Jamie Popowich	780-453-3433	j.popowich@globaltechgroup.ca
Hydro-Flo Plumbing & Heating Ltd.	James Tingey	780-203-2230	james@hydro-flo.ca
J2 Light	Jeff Hayman	780-701-4140 ext 100	Jeff@J2Light.com
Master Mechanical Systems LTD.	Craig Riley	780-486-7480	craigriley@mmsystems.ca
Modern Air & Water Ltd.	Rossetti Vollweiler	780-475-6484	service@modernairwater.com
Nordic Mechanical Services Ltd.	Allison Dennis	780-469-7799	allison@nordicsystems.ca
Points West Mechanical	Daniel Reid	780-488-2195	daniel@pointswestmechanical.ca
Polar Electrical Contracting Ltd.	Cory Peters	587-985-6403	info@gopolar.ca
Renew Services Inc.	Richard Nelson	780-544-8060	info@renewservicesinc.ca
Top Tech Mechanical Ltd.	Justin Barbour, CPA, CA	780-756-5900	justin@toptechmechanical.com

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Property & Technology Services			
Organization	Contact	Phone	Email
AEDARSA (Alberta Elevating Devices and Amusement Rides Safety Association)	Charlene Zatorski	780-466-1368	charlene.zatorski@aedarsa.com
Alberta Ecotrust Foundation	Kate Woloshyn	403-209-2245	k.woloshyn@albertaecotrust.com
CondoGenie	Rafal Dyrda	800-274-9704 ext. 701	rafal@condogenie.com
Condolyzers	Carissa Notland	587-802-3945	carissa@condolyzers.com
CondoVoter	Alexis Barrett	647-689-7507	info@condovoter.com
Edmonton Eviction Services Inc.	Donald Gray	780-974-8427	don@edmontonevictionservices.com
Epcor	Michelle Poh	780-289-0780	MPoh@epcor.com
GetQuorum	Mark DiPinto	877-353-9450	mark@getquorum.com
GlobalTech Group Ltd.	Jamie Popowich	780-453-3433	j.popowich@globaltechgroup.ca
Home Health Solutions	Drew Spencer	403-542-6651	drew.s@homehealthsolutions.io
Minutes Solutions Inc	Matt McEwan	888-570-1149	matt@minutessolutions.com
SafewithUlli a/o Safe With Ulli Inc.	Ulli Robson	780-288-2986	Ulli@SafewithUlli.com
SHARC Door Controls Inc.	Matt Misenas	587-557-9800	matt@sharc.ca
Shiftsuite	Christopher Deen	416-489-5972 ext. 7200023	chris@shiftsuite.com
SparcPay	Corey Krakower	514-705-6350	coreyk@sparcpay.com
Spartan Enhanced Property Management	Kyle Soroka	780-935-9243	office@spartanenhanced.com
Summit Lock & Safe	Holly Pickard	780-722-5101	info@summitlockandsafe.ca
TechConnect	Mike Ofstedahl	587-566-4447	mofstedahl@tcorp.ca
UpperBee Software	Mark Bush	514-641-1171	mark@upperbee.com
Yardi Canada Ltd.	Jasmin Rodas	1-800-866-1124 ext. 7069	Jasmin.Rodas@yardi.com
ZoJacks	Dustin Orr	403-332-0144	dustin@zojacks.com

Real Estate			
Organization	Contact	Phone	Email
Canwest Management & Realty Inc.	Arvind Kapur	780-461-2447	canwestmgmt@gmail.com
Liv Real Estate	Sheldon Johnston	780-486-8655	sheldon@livrealestate.ca
Pinnacle Realty & Management Inc.	Rick Murti	780-758-4434 ext. 108	rmurti@pinnaclegroup.ca
Royal LePage Noralta	Erin Neil	780-399-2048	erin.neil@royalpage.ca
Royal LePage Summitview Realty	Nancy Caul	780-852-5500	jasper@royalpage.ca
Royal LePage, The Realty Group Grande Prairie - Property Mgmt	Angie Peters	780-532-3400	angiepeters@royalpage.ca
XplorTek Property Inspections Ltd.	Sue Faraschuk	587-357-7940	sfaraschuk@xplortek.ca

Reserve Fund Study Providers			
Organization	Contact	Phone	Email
ABE&RE Canada	Umair Syed	780-938-6765	umair.syed@abenre.com
Aegis West Engineering Inc.	Garett Cochrane	780-238-3418	garett@aegiswest.ca
Balance Valuations Ltd	Cassidy MacDonald	780-296-2323	cassidy@balancevaluations.com
Bigelow Reserve Fund Studies	Sharon Bigelow, CRP	780-965-0965	sharonbigelow@shaw.ca
Entuitive Corporation	Bereket Alazar	587.926.6054	adrian.breitwieser@entuitive.com
Excel Bldg. Inspection & Consulting	Stuart Schechtel	780-464-5634	excelins@telus.net
EXP Services Inc.	Lori Lee	780-435-3662	lori.lee@exp.com
Kalham Consulting Ltd.	Shantel Kalakalo	587-743-0555	shantel@kalham.ca
Keller Engineering	Andree Ball	403-471-3492	aball@kellerengineering.com
Oak Reserve Planning	Jermele Campbell, RFPP	780-860-9242	Info@oakreserveplanning.com

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Reserve Fund Study Providers			
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Sense Engineering	Gord Rajewski, R.E.T.	780-719-8385	grajewski@senseengineering.com
Stantec	Hafsa Salman	780-917-8131	hafsa.salman@stantec.com
Tree of Knowledge (TOK) Engineering	Martin Bankey	780-434-2376	mbankey.tok@shaw.ca
Xplortek Property Inspections Ltd.	Sue Faraschuk	587-357-7940	sfaraschuk@xplortek.ca

Utility Management			
Organization	Contact	Phone	Email
Carma Corp. Utility Submetering and Billing Solutions		587-598-3441	info@carmacorp.com
Optiem Energy	Geoffrey McNeil	780-498-2333	gmcneil@optiem.energy
Provident Energy Management	Jim Rychlo	780-394-0826	jrychlo@pemi.com
Rogers Communications Canada Inc.	Jasmine Wallia	14162718324	jasmine.walia@rci.rogers.com
Solution 105 Consulting Ltd.	Chris Vilcsak	780-429-4774	timinski@solution105.com

Windows & Doors			
Organization	Contact	Phone	Email
All Reach Glass Services Inc.	Jason Adams	780-483-9561	office@allreachglass.com
All Weather at Home Installation Services	Everett Fradsham	780-915-6120	efradsham@allweatherathome.ca
Centra Windows	Mark Estrada	403-589-1701	MEstrada@centra.ca
HomeTECH Windows & Doors	Renny Lena Kruchynina	780-755-0380	info@hometechwindows.ca
SHARC Door Controls Inc.	Matt Misenas	587-557-9800	matt@sharc.ca
Summit Lock & Safe	Holly Pickard	780-722-5101	info@summitlockandsafe.ca

Disclaimer: The above listed businesses directory was generated as of March 17th, 2026.

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CONDO CORPORATIONS:

Willow Ridge
Grandin Manor

INDIVIDUALS:

Lynda Dolinsky
Helga Toleikis
Michael Gazso
Troy Gibson
John Watt
Katherine Howg
Sarah Zoz
Marisa Hayden
Heidi Jaeggin
Michael Pon
Brian Koebel
Kym Penner
Deborah Roberts
James Taylor
James Henry

BUSINESSES:

Minutes Solutions Inc
On Site Fire Protection Services Ltd.
Optiem Energy
Restotech Solutions
Shiftsuite
Bigfoot Concrete Services inc.
Royal LePage Noralta
Groundworks Canada Corp inc.
Prograde Landscapes Ltd.
J2 Light
Agile Wealth Management
Rogers Communications Canada Inc.
Pest Detective
Exterior Outfitters Ltd.

PROFESSIONALS:

Paul Holden - Double Clean Group of Companies
Diane Drew - Strategic Property Management Ltd
Sandra Albus - Sugimoto & Company
Amber Masikewich - Acera Insurance Services Ltd.



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