

Snapshot



A quick glance at what's happening with ACOMO and the condominium industry.

RCM Exams Move Online

As the restrictions on public gatherings continue, ACOMO has partnered with Mohawk College to offer the RCM Exam online. The exam will be offered four times per year; March, May, September, and November. Each exam period runs for 6 days and continues to be a closed book exam with 3-1/2 hours in which to complete it.

At this time, the Refresher Course is not yet available online.

Exact exam dates will be announced closer to the month in which they are held. Check the ACOMO website and event calendar at www.acmo.org for more information.

ACMO AGM – New Board of Directors

On April 30, 2021, ACOMO held its Annual General Meeting. The membership was well represented with 88 individuals participating in the video conference and 242 members participating via proxy for a total of 330 members, far exceeding the requirements for meeting quorum.

During the meeting, the voting members passed By-Law #4 which amends By-Law #3 to allow future meetings and voting to be held entirely by electronic means.

There were four open positions on the board of directors to be filled through an election process. All nominees had the

opportunity to introduce themselves and give a 2-minute presentation on how ACOMO can remain viable and relevant to the members in light of the challenges facing the industry. Attendees voted for their choice through electronic means and quickly learned the results within a few minutes.

The following members were elected to ACOMO's Board of Directors at the Annual General Meeting:

- Courtney Cartmill, RCM
- Katherine Gow, RCM
- Mark Daye, RCM
- Melissa Kirkaldie, RCM

These new directors join the following board members currently serving their 3-year term:

- Juliet Atha, RCM
- Eric Plant, RCM
- Vincent Bennett, RCM
- Catherine Murdock, RCM
- Laura Lee, RCM
- Harry Nielsen, RCM
- Craig MacMillan, RCM
- Sean Wilde, RCM
- Daniel Perez-Arteaga, RCM

Thank you to all the enthusiastic and talented RCMs who accepted nominations to the board and participated in the nomination process.

The ACOMO Board of Directors wishes to extend thanks and appreciation to Dean McCabe, Audrey McGuire, and Gabriela Shand, who finished their term of service with the ACOMO board.

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A photograph of a modern lounge interior. Large floor-to-ceiling windows on the left offer a view of a city skyline at night. The room is furnished with contemporary grey patterned armchairs and a long sofa, a low metal coffee table, and a red armchair. Two large, spherical, textured pendant lights hang from the ceiling. In the background, a bar area with a wooden counter and stools is visible. A large black sign with white and red text is mounted on the wall above the bar, listing addresses and station names: "DOWNTOWN UNION STN. OUT OF SERVICE ST. GEORGE", "510 SPAN EXHIBITION", "511 BATHURST STATION", "512 ST CLAIR STATION", and "512 KEELE".

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Welcome New RCMs

ACMO wishes to recognize those members who recently achieved their RCM designation, and have demonstrated a commitment to professionalism and a higher standard of condominium management. Congratulations to all!

Anne Bishop, RCM
Richard Chen, RCM
Kambiz Fahimi-Manzari, RCM
Setmir Faikovski, RCM
Nir Gurau, RCM
Ashlee Henry, RCM
Noah Johnston, RCM
Anne Makuch-Schjerning, RCM
Rose Maleki, RCM
Afreet Rahemtulla, RCM
Devika Seeraj, RCM

The Dawning of a New Era for ACMO

On April 1, 2021 ACMO took an important step in its organizational evolution by becoming self-managed. Established in 1977, ACMO was originally managed by volunteers out of necessity, but with growth they realized they needed help and decided to outsource the staffing and management of ACMO to BB&C Management Services in 1988. This arrangement served the association well and BB&C was instrumental in helping the association grow and succeed in subsequent years.

More recently, ACMO's board of directors concluded that the association had matured and grown in complexity to the point that it would benefit from transitioning from a volunteer-led operation to one led by professional staff, with

volunteers focused on guiding strategic direction and policy. The board initiated this process in 2019 by hiring a fulltime, dedicated Executive Director who undertook an organizational assessment and led the board and staff through a strategic planning process. One of the resulting strategic goals was to become self-managed as a means of improving organizational efficiency and effectiveness. This was realized on April 1st, 2021.

ACMO has hired the BB&C staff that had been working with the association, and all processes and business relationships have been migrated over to ACMO. A search is underway for new office space to accommodate the association's small team of five but ACMO will continue sharing BB&C's offices under a sub-lease arrangement during the search.

ACMO extends heartfelt thanks to BB&C Management Services for their dedicated service and support to the association over the years and wishes them every success in future.

City of Toronto Environment & Energy Initiatives

Better Buildings Navigation & Support Services provides building owners, operators, and property managers support navigating the process of improving the energy efficiency of their buildings and reducing greenhouse gas emissions. These improvements help decrease operating costs, increase occupant comfort, and improve the overall value of buildings.

Better Buildings Navigation & Support Services can help you to:

- Identify potential energy efficiency opportunities in your building
- Access available incentives and financing for identified projects
- Overcome hurdles you may be facing with project implementation
- Work with you one-on-one, offering tailored support every step of the way

Learn more at www.toronto.ca and search for Better Buildings Partnership or email: bbp@toronto.ca.

Another initiative is the Sustainable Towers Engaging People Program (STEP). The Step Program encourages and supports voluntary measures to improve the environmental efficiency of buildings in Toronto.

At no cost, this program helps property owners and managers reduce operating costs, improve building value and improve the quality of life for residents in Toronto.

For a free assessment and benchmark of your building, or to learn more about STEP, contact tower@toronto.ca.

To learn more about these initiatives visit www.toronto.ca and search for Better Buildings Partnership or Sustainable Towers Engaging People Program.

Reporting Energy and Water Use in Large Buildings in Ontario

Large, privately owned buildings that are 100,000 square feet or more are required to annually report energy and water use to the ministry by July 1, 2021, unless it meets exemption criteria. To view the list of exemptions, go to www.ontario.ca/reportenergywater. ■



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