

# CONDO OF THE YEAR

## Condo of the Year Award - Second Quarter Finalist The Royal Arms Condos, MTCC 1195



CCI Toronto is thrilled to announce that MTCC #1195 has been announced as the second quarter finalist of the newly launched Condo of the Year Award. The following article was written by Gary Pickering as part of the corporation's submission for entry to the contest. Our congratulations are extended to MTCC 1195!

Further details on this contest may be found on page 49 or on the CCI-T website at [www.cci-toronto.org](http://www.cci-toronto.org). The closing deadline for the next quarter submissions is: February 1st, 2009. The annual grand prize winner will be selected from amongst the four quarter finalists in the early fall of 2009.

**T**he Royal Arms Condos M.T.C.C. 1195 at 5418 Yonge St Toronto, Ontario has been in existence since 1998.

You know you have arrived at elegance as soon as you drive into the Front Entrance of the Royal Arms Condos. The sound and sight of the beautiful waterfall immediately softens the city surroundings. The vibrant flowers and lush greenery freshen the air around you.

### Governance

The current Board of Directors consists of five committed residents in the building who meet for regular monthly Board meetings as well as random meetings when necessary. We suggest to others that they may judge how well this building is run by reviewing the reserve fund study, observing the cleanliness of the building, and noting the overall state of repair of the facility.

Our reserve fund is extremely healthy despite some budget challenges this past fiscal year. We have been able to keep maintenance increases to a minimum. Board members take an interest in the



state of repair by making random inspections of the building with a view to identifying areas that need repair or maintenance and prioritizing items in the reserve fund study.

The Board itself is comprised of members with relevant work experience such as engineering, finance, sales, and senior management. These robust board resources allow for good judgement and good decisions.

Board members work as a team together with Property management by DEL, always with the interests of the corporation and residents being the prime focus.

### **Social Fabric of the Community**

The people living in the Royal Arms reflect the cultural diversity of the City of Toronto. The Board of Directors is cognizant of this fact resulting in a policy of using international or graphic signage wherever possible.

### **Energy Initiatives**

Just recently, the Board approved a retrofit of the garage lighting which is anticipated to save our residents about \$40 thousand annually and will pay for the retrofit in one year. Other areas the Board is looking at are common area hallways and washrooms where the installation of motion sensor lighting might result in additional savings.

### **Effective Use of Committees**

MTCC 1195 has a number of Committees including Documents Committee, Waste Management Committee, Landscaping Committee, and Guest Suite Committee. These committees meet as required and provide advice to the Board of Directors.

### **Communications**

For the last two years, the Board of Directors has published a quarterly

newsletter in which residents are updated on current major initiatives of the Board as well as reminders about items such as upcoming owner meetings.

In keeping with the technology revolution, the board has also approved the development of a Condo website at [www.geocities.com/royalarmscondos](http://www.geocities.com/royalarmscondos). Residents are always encouraged to bring their concerns to the Board via



the Property Management Office and in writing. Board members recognize that, outside the regular Board meeting venue, they are simply residents and cannot make unilateral decisions.

### **Forward Thinking**

Members of the Board of Directors always try to have an open mind for suggestions by residents, at the same time measuring the positive effects of the suggestion on the condo overall.

Board members are always on the lookout for the latest in technology and how

the condo can benefit.

An example of this is the Board's recent initiative to switch CCTV security cameras from analog to digital.

### **Consistency**

Because of the Board's policy with respect to communication with residents, i.e., having all suggestions and concerns go through the property management office and subsequently Board meetings, residents enjoy a consistent response to things such as change of flooring requests.

Because our rules are included in the Welcome Package given to all new residents, everyone in the building has the same obligation for making the condo run efficiently and effectively and with a minimum of disruption. It also makes it easier for our staff such as the cleaners, security, and superintendent to carry out their day to day duties.

### **Environmental Concerns**

The Board of Directors remains concerned about the environment and has struck a Waste Management Committee to guide the Board as to the City of Toronto's Solid Waste Management initiatives.

We also ensure that suppliers such as the landscaping company, pool contractor and electrical contractors are environmentally friendly and use environmentally friendly products.

### **Other Unique Amenities**

Royal Arms Condos has two guest suites available for use by residents' visitors for a nominal fee. We also allow residents use of the party room and billiard room free of charge. ■



# Do you think your condominium has what it takes to be named as the CCI Toronto Chapter Condo of the Year?



CCI is pleased to announce the condo of the year award, open to all CCI Toronto & Area Chapter corporate members. The contest will open July 1st, 2008 and will run until June 30th, 2009. Quarterly finalists will be selected by the CCI-Toronto Membership Committee and the winner of each quarter will be featured in an upcoming quarterly issue of the CCI CondoVoice magazine. The Grand Prize winner will be selected from amongst the four quarterly finalists by the Public Relations Committee and will be announced in the fall of 2009. The grand prize winner will be announced at the 2009 Annual General Meeting and will receive a street entry sign for their corporation – a prize worth up to \$5,000.

Judging Criteria for this award will include any or all of the following:

- Good Governance
- Social Fabric of the Community
- Energy Initiatives
- Effective Use of Committees
- Communications
- Forward 'Thinkingness'
- Consistency
- Environmental Concerns
- Any other unique approach or program

Interested applicants should forward their submission, including photos and an article outlining why they feel their corporation is worthy of this award to:

CCI Toronto and Area Chapter, 2175 Sheppard Ave. East, Suite #306, Toronto, ON M2J 1W8 or email to [ccitoronto@taylorenterprises.com](mailto:ccitoronto@taylorenterprises.com)

For further information, please visit the CCI Toronto website at [www.ccitoronto.org](http://www.ccitoronto.org)