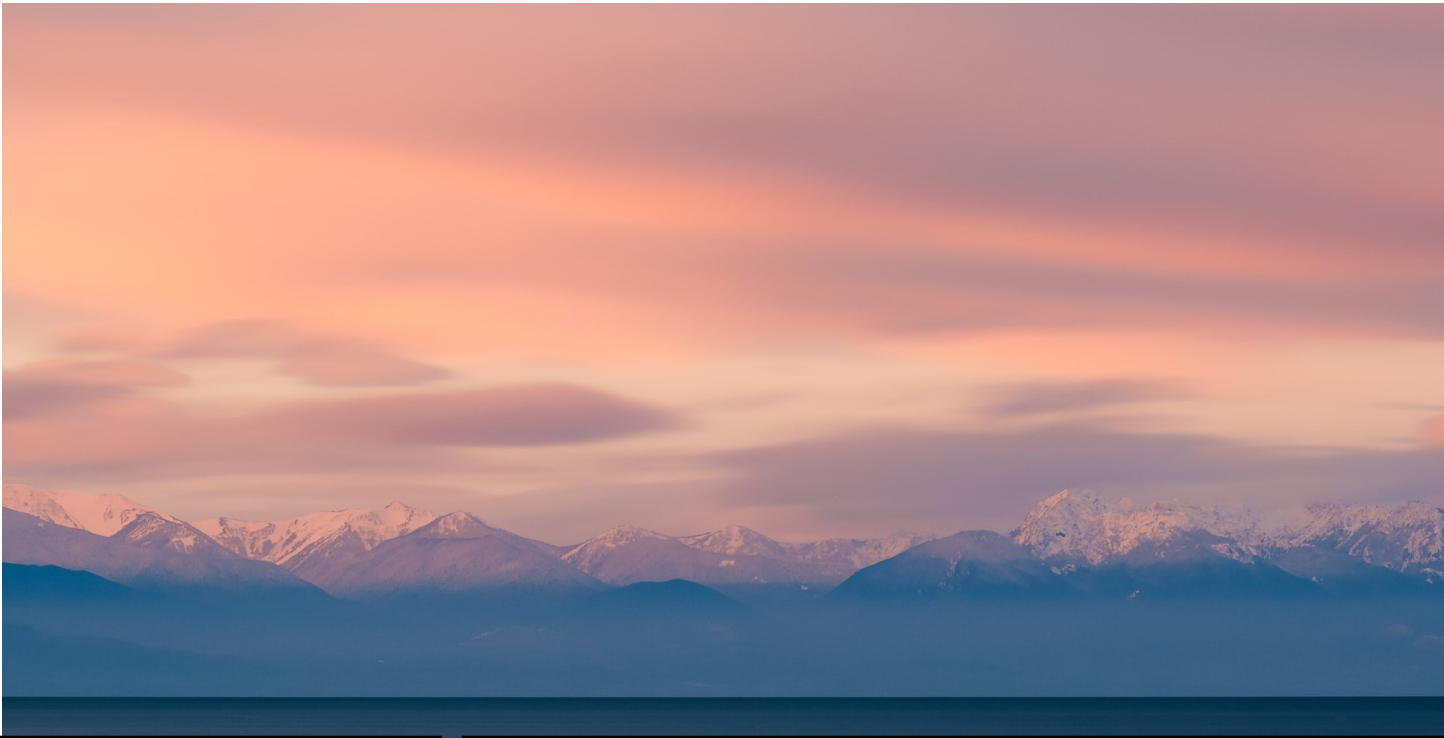


The Proline Pulse

COMMUNITY EDITION



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Navigating Complexity, *By Andy Spurling*

Our organization was founded on a desire to help clients and communities navigate the complexity inherent in our governing legislation, the operational intricacy of building systems and the messiness that can be community living. From the start, a cornerstone of our approach is the belief that simplifying complexity and using the power of information and education to build communities will show positive results in the financial, operational and social health of the communities that we are lucky enough to work with. And that hasn't changed. As you will see on the following pages, we continue to work to simplify and explain the ever increasing complexities being added year after year to your communities. Our Proline Academy lunch and learn series is proving incredibly popular with amazing attendance, engagement and positive feedback. We continue to work at improving the quality and presentation of information in our meeting minutes, our strata council manuals and our easy to understand cash operating statements. Our team continues to grow and evolve and we are grateful that our unique approach has seen us able to train new property managers, which is so rare in our industry. Thank you for being with us on this journey. It's not an easy one, but the relationships make it all worth it. Thank you again. And so much.

Industry Insights

As you may know, there have been some recent changes to the Strata Property Act and Regulations. We have drafted the following Bulletin in an effort to provide the key points in a simplified form.

If you would like an PDF version of this Bulletin, please send an email to kathryn@prolinemanagement.com.



News Bulletin

Bill 44 & Orders in Council

Recently, several significant changes have been made to both the Strata Property Act and Regulations. It is important to note that these changes may contradict your Strata's bylaws. It is not necessary for your Strata to repeal such bylaws; however, bylaws which contradict the Act cannot be enforced.

Rental Restrictions

- Stratas may no longer prohibit owners from renting out their strata lots (i.e. units).
- This does not restrict a Strata's ability to ban "vacation rentals", which are legally distinct.
- Stratas are no longer required to disclose to potential purchasers how many units are tenanted.
- Stratas may not screen tenants, require terms in tenancy agreements, or otherwise restrict owners from renting their units (though Stratas may still insist on a copy of a signed Form K).
- All regular enforcement options are available to Stratas if a tenant is contravening the bylaws. A Council may also seek assistance from the Civil Resolution Tribunal or Residential Tenancy Branch.

Age Restrictions

- Stratas may no longer pass age restriction bylaws, except for those requiring at least one resident of a strata lot to be 55 years old or older.
- A Strata's bylaws may require that one, several, or all residents meet the 55+ age restriction
- These restrictions apply to those living in the Strata, and do not impact the ability of a younger person to be an owner on title.
- There are some mandatory exemptions to age restriction bylaws, particularly live-in caretakers.
- Stratas who wish to implement new age restriction bylaws are encouraged to consult with a lawyer in order to ensure they are written and implemented correctly.

General Meetings

- The Strata Property Act now explicitly allows for electronic General Meetings (which, until now, were only allowed under a temporary government order, or if the Strata had specific bylaws)
- An eligible voter attending an annual or special general meeting by electronic means is not entitled or required to vote by secret ballot.

Guide Dogs & Service Dogs

- Bylaws which prohibit pets from accessing strata lots, or areas of the common property, do not apply to guide dogs or service dogs.

Insurance (Effective April 1, 2023)

- The Strata's insurance summary must be provided with every Form B to a potential purchaser.

Contingency Reserve Funds (Effective November 1, 2023)

- Every Strata's annual contribution to their CRF must be at least 10% of what they are budgeting for their operating fund for that fiscal year (for example, if budgeting \$100,000 for your operating fund, your CRF contribution that year must be at least \$10,000).
- For brand new Stratas, Developers must now contribute to the CRF an amount equal to 10% of the Strata's estimated operating expenses (up from 5%) if the first conveyance occurs within one year of depositing the strata plan; otherwise, the amount is 50% (up from 25%).

For more information, Clark Wilson LLP published an article on Bill 44 which can be read [here](#).

The full text of Bill 44 can be read [here](#).

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PROLINE MANAGEMENT LTD.

News

More Items Added to BC's Recycling System:

BC residents can now recycle even more items either in their home recycling, or by returning items to a [recycling depot](#) or London Drugs store. Effective January 1, 2023, Recycle BC is adding single-use products and packaging-like products to its residential recycling program. Some of the newly accepted items include:

- Plastic plates, bowls and cups
- Paper plates, bowls and cups (with thin plastic lining)
- Plastic food storage containers
- Plastic cutlery and straws
- Plastic hangers (that come with clothing)

For more information on what can now be recycled, go to <https://recyclebc.ca/newitems/>.

Photo by Towfiq barbhuiya on Unsplash



Welcomes

New Community Members

We welcomed Skygate in Langford in October and a brand-new rental building, DLX on Third in Nanaimo, joined us in December. Southgate Villa in Victoria and Southview 30 in Langford also came on board in December and Oakville Mews joined us in January.

New Team Members

We've also welcomed a few new team members since the last newsletter. Jeanielyn Lajara in Administration and Scott Weber, a property manager trainee, both came on-board in November. Aarjav Arora, a co-op student, joined us in January and Fiona Madison came back to us this month in a temporary role after being away for 10+ years. Welcome back Fiona!

CHOA Information Release

The BC Government has introduced legislative changes that increase mandatory CRF contributions & Form B Information Certificate insurance disclosure requirements.

The Province has introduced legislative amendments increasing the minimum amount that developers and strata corporations are required to contribute to a CRF, from 5% to at least 10% of the annual operating expenses every year. These changes will take effect on Nov. 1, 2023. The Province has also enacted changes to the Form B Information Certificate. Effective April 1, 2023 a summary of the strata corporation's insurance coverage must be included in the Form B.

For more details : [CHOA Information Release](#)

Note: Proline has been providing the insurance summary with Form Bs for some time, as it is important information for any prospective owner.

Learning Station

Proline Academy

As mentioned in previous newsletters, we have re-introduced our Proline Academy, offering virtual Lunch & Learns with industry experts as well as virtual sessions on various topics led by our own team of experienced strata managers. We strive to share information with owners and residents on how stratas work and how they can be more involved as well as provide strata council members with opportunities for learning so they can feel confident serving their stratas.

Our new offerings are in full swing and have received very positive feedback from the many attendees. Strata lawyer Justin Hanson covered Bill 44 for the January virtual Lunch & Learn, while our own Kristy Tamburri and Sheri Olsen co-hosted the *Nuts & Bolts of Strata Corporations* in November. A recording of that session is available to the public [here](#).

Our next sessions are *Creating Community Ambassadors* on February 22nd (click [here](#) to register), and a session in March led by Tony Gioventu of CHOA. Stay tuned for more details!

If you're interested in the topic of community ambassadors, the [Hey Neighbour Collective](#) has some valuable resources available. Check out their [Practice Guide](#) for residents of multi-unit housing to help initiate activities and 'foster more vibrant, connected communities'.

Condominium Home Owner's Association (CHOA) News

2022 Spring Education Program

CHOA's spring education program offers educational sessions from March through May, both in-person throughout BC and online via Zoom. The sessions will cover Insurance and Risk Management, Collections and Financial Management. For more information about CHOA's education program, and to register for the Spring Education Program or a lunch & learn (below), please go to <https://choa.bc.ca/seminars/>.

WEBINAR SERIES: Tuesday Lunch & Learn Live with CHOA

Periodically CHOA brings together industry experts to discuss the many issues affecting BC's strata community. These webinars are conducted using Zoom webinar and are free to attend. Registration opens approximately one week prior to the scheduled date of the webinar.

Upcoming sessions include Bill 44: Age Restrictions; Bill 44: Electronic Voting at General Meetings; Managing Conflict and Emergencies in Strata Communities; and Regulatory Authorities: Elevators, electrical systems, boilers, gas fired hot water boilers and Make Up Air units.

Bill 44 Information Webinar

On November 30th CHOA hosted an information webinar to discuss the impact of Bill 44 on strata corporations in BC. A recording of the webinar is available [here](#) on the CHOA YouTube channel.

Did You Know?

CHOA members can sign up to receive a digital version of the CHOA Journal, sent directly to your inbox. Contact info@choa.bc.ca with your first and last name, strata plan number and the email address where you would like the magazine sent.

Learning Station continued

VISOA's February 2023 Bulletin

There's lots of great information in the latest VISOA Bulletin, including articles on:

- Age Bylaws—5 Things to Consider
- Short-term Rentals, Long-term Risks
- Snow Removal and Liability for Stratas
- Strata Bylaws—Single-Family Only?
- VISOA's 50th Anniversary—an Interview with Sandy Wagner
- Strata Living - How It All Began
- You Asked, and more.

Be sure to check it out on [VISOA's website](#).

Feedback Please!

We are always eager for feedback from our community members so that we can continue to improve our services.

If you've had a positive experience, we'd be so appreciative if you could take a few minutes to leave us a review and share your experience. Simply [click here](#) to provide a review.

If you have specific feedback on something we can change or improve, please take a moment to email Kathryn Squires Basson, our Director of Culture & Community, at kathryn@prolinemanagement.com.

Thank you for being an active participant in the Proline community and helping us live and grow together.

Just for Fun

If you're looking for things to do with your family, friends, neighbours or anyone else on Family Day, here are a few fun & free events to check out!

Saanich Family Day Arts Festival at the Cedar Hill Arts and Recreation Centre, 3220 Cedar Hill Road (11am - 3pm)

Royal Athletic Park family fun day including music, bouncy castle, disc golf, and base running with Harvey the HarbourCats mascot, 1014 Caledonia Ave (10:30am - 1:30pm)

Parliament Buildings exploration with family-friendly activities (9am – 4pm)

Esquimalt Recreation Centre for free swims, skates, arts & crafts & other activities

Photo by Robert Collins on Unsplash



Community Corner

Community Highlight – Coldest Night of the Year for Our Place

The Coldest Night of the Year is a family-friendly walk to raise money for local charities serving people experiencing hurt, hunger, and homelessness. The event in Victoria is hosted by Our Place Society and so far the 370 registered walkers have raised over \$66,000 towards the goal of \$100,000.

Proline is happy to support Our Place and the CNOY fundraiser by sponsoring a rest stop, and we also have a team participating in the walk. Please consider donating to support the work that Our Place does serving Greater Victoria's most vulnerable, including people struggling with homelessness, mental health challenges, substance use issues, the working poor, and impoverished elderly.

To donate, go to:

<http://walk.w-ith.me/ProlinePacers>

Taking Care & Checking In

This can be a challenging time of year, now that the activity of the holidays are over and the first blush of a new year has faded. Spring hasn't made its appearance yet, and February, the shortest month of the year, somehow feels like the longest.

If you are feeling the impacts of the grey days, chances are some of your neighbours are experiencing the same. During this time of year people can become quite isolated, and many live alone. Something as simple as offering a friendly hi in the hallways, or checking on someone if you haven't seen them in a while can create unexpected opportunities for social connection, which has positive impacts on health and well-being.

As the [Hey Neighbour Collective](#) notes, "Social isolation has been linked with negative impacts on life satisfaction, safety, health, and emotional well-being. Conversely, social connectedness has been demonstrated to strengthen health, well-being, and individual and collective resilience."



The Heart of the Business

Barbarian Days

By Andy Spurling

I love reading. Can get lost in it. Time fades away. My wife asks when the family will see me again. It is so immersive, that I am usually through a book relatively quickly. At least it seems to me. And the books I can get lost in most quickly tend to be adventure books. Stories of people accomplishing incredible things. Almost always in nature. Actually always in nature, I am pretty sure.

The most recent adventure book suggested to me was *Barbarian Days, A Surfing Life*, by William Finnegan.



Photo by Manuel Meurisse on Unsplash

The book spans the surfable globe over an impressive time period, as surfing remains his main obsession, even into his sixties, when he finished and published the book. He recounts the early days of searching for unknown wave breaks through the South Pacific, a horrendously overrun and touristy Bali of the early 70s, the privatization of a secret wave in Fiji, the destruction of another great wave in Madeira as a result of EU infrastructure funding and local corruption, and finding a new type of joy in surfing as his physicality declines with age.

For me, it was a thoroughly enjoyable escape. But not entirely. While I love adventure books, I can also find myself a victim of comparison. Or questioning my own worth. Why haven't I tried to run the Appalachian Trail faster than anyone? Why aren't I paddling upriver through the arctic in a canoe? Why aren't I bicycling around the world? Why haven't I spent a decade chasing new waves and drinking with locals? Why am I not reporting from active conflict zones? You know, those sorts of questions.... (continued)

It can be so easy, for me anyways, to finish an adventure book both inspired and deflated. Inspired to be braver and do more. Questioning why I haven't already done so and whether I am doing enough. Pushing myself enough. Making all the best choices for this short time on earth. One of my favourite quotes is "Comparison is the thief of joy." I feel this profoundly in my relationship with adventure literature.

While I used to spend a lot more internal time languishing in the lost fantasy of a potentially adventurous life that is book worthy, my perspective has been slowly changing. I am able to remind myself that I continue to be fueled by adventure, even if it is more shapeshifting than the singular pursuits we tend to read about in adventure books. A life with three kids (or any kids) is an adventure in its own right. Though a deeply personal one. Marriage is an adventure. Farm life is an adventure. Being part of an organization trying to do things differently is an adventure. Interactions with a public as broad as the one we serve, what an adventure!

I think that the trials and tribulations described in adventure books resonate the way they do not because of a chasm of difference, but because they are ultimately the same as the trials and tribulations we all face in life, even if we might pejoratively describe our lives as "ordinary". Ordinary is such a comparison word. About as unhelpful as "should".

An ability to increasingly distill what makes us the same, rather than what makes us different, is making adventure books far more fun to read. Much more inspiring. Much more uplifting. They continue to provide the entertainment that they always have. Without the hangover. Without the comparison. Well, with less comparison. Still a work in progress after all....another place where it feels like we are all the same and can all relate. Keep adventuring!

Photo by Bailey Zindel on Unsplash

