



# PUTTING OUR HEADS TOGETHER WITH THE EXPERTS

Join us for a free webinar on  
Tuesday, March 15th, 2022 at 12:00 noon  
via Zoom

**Knowledge is power.** No one is an expert in every issue arising in condominiums. We depend on the expertise of specialists in many industry-related fields. Scroll to see more about the presenters and what they will be covering at today's session, all of it important for your learning experience.

This event is free and requires advance registration to attend. Please click [here](#) to register and login details will be sent to registrants via email.

**Moderator:**

**Heather Dickenson**, BA (Hons), CSC, RCM of Dickenson Condo Management

**Presenters:**

**Michael Henson**, P. Eng. RRC of Rimkus Consulting Group Canada Inc., DBA IRC Building Sciences Group

**Nicole Horton**, RCM, OLCM of HighPoint Property Management Corporation

**Mark Snyders**, CPA, CA of MacNeill Edmundson Professional Corporation

**Dave Leff** of TLC Landscape & Design

## THANK YOU TO OUR SPONSORS

PLATINUM



GOLD



SILVER





## Seminar Presenters

**Michael Hensen**, P.Eng., RRC, Rimkus Consulting Group Canada Inc.,  
DBA IRC Building Sciences Group

Michael Hensen is a professional engineer, Registered Roof Consultant (IIBEC), and District Manager of London and Cambridge, Ontario, offices. He has more than 30 years of experience providing building enclosure design and engineering services for the commercial, industrial, institutional, and multi-residential sectors. His extensive background includes both new construction and restoration of exterior building envelope components including roofs, cladding, and fenestration. Mr. Hensen also has experience with forensic investigation and failure determination of building envelope and construction deficiencies.

Michael's discussion topics are Importance of a Building Condition Assessment, Difference between a Reserve Fund Study and a Building Condition Assessment, and When Do You Need an Engineer?

**Nicole Horton**, RCM, OLCM, HighPoint Property Management Corporation

Nicole Horton is a senior condominium manager and owner of HighPoint. She has built an expert team of professional advisors and quality trades and suppliers that work with her and will serve the condominium associations upon request. Nicole and an expert team of experienced professional condominium managers and staff will partner with boards in managing the condominium corporations. HighPoint's portfolio of condominium corporations will be efficiently run and financially sound.

**Dave Leff**, TLC Landscaping Design & Pools

Dave Leff, an owner at TLC for 30+ years, shares the work involved to attend to over 300 condominium properties in the city. His expertise includes, recruitment, project management, adult education, public relations, financial management, legal issues and sponsorship. He has served on the CCI Board of Directors from 2009 to 2017, including VP from 2011-16 and President in 2016-17). After a hiatus, he was returned to the board in 2021.

Dave will discuss the GOOD, the BAD and the UGLY of landscaping (current challenges) and looking to, and preparing for, the future – electric lawn mowers, large turf mowers and self-drive mowers, as well as, trimmers and leaf blowers, Hybrid and electric trucks and vehicles.

**Mark Snyders**, CPA, CA, MacNeill Edmundson Professional Corporation

Mark Snyders has been an auditor for 20 years, including the last 6 years at MacNeill Edmundson, with a focus on auditing of non-profit organizations and condominium corporations. Mark works directly with his clients to help their businesses and organizations succeed. He believes in providing his clients with personal and timely service. Mark believes in giving back to the community, and has continually volunteered in various community organizations, including Pillar Nonprofit Network, the Thames Valley Education Foundation, Better Business Bureau, and the Lions Club.

Mark will speak to Reserve Fund Expenses: "Major" Repairs. The Condominium Act currently allows for a very broad interpretation of what qualifies as a reserve fund expense. Additional guidance and regulations may be forthcoming from the Ontario government, but in the meantime what is allowed, and what should a prudent Corporation do in managing Reserve Funds. Mark will also discuss Audited Financial Statements: How much should I rely on them? Find out how much assurance an audit really does provide (and what an audit does not do), what to look for in the Financial Statements to evaluate the financial health of a condo corporation (and what information you would want to know that are not in the Financial Statements). Is an audit worth it if my condo has less than 25 owners?