



# CONDO CHECK® NEWS

Issue 22

April 2014

WWW.CONDO-CHECK.COM ..... 403-509-2462

## AGM Season

### April Tip...

Spring is the time of year when many condominiums hold their annual general meeting. In the documents requested you will often receive the Notice of the AGM which will include the minutes from the previous year (2012 or 2013). These minutes are often a draft version. Annual meeting minutes are ratified at the next AGM so this is typically all that is available.

With this it becomes important to obtain the last year of minutes for the Condo.



**Protect your Condo investment**

**Recommend a Condo Check® Review**

### Documents to request for a condo review

Registered  
Bylaws and the  
Historic CAD

2014 year  
operating budget

Financial information to  
February 28, 2014 and  
the Reserve Fund Plan

### Point of Interest -

## Alberta Condo Owners Association (ACOA)

Membership is \$20.00 per year. A great gift for your condo buyer.

## Your Condo Your Investment™



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*At Condo Check® our goal is to work with Realtors®, buyers and sellers to provide the facts of the condominium corporation in a plain language report that puts the operation of the condominium into perspective so the buyer can make an informed and confident buying decision.*

*We work with a number of lawyers in Alberta and have thousands of Realtors® referring their clients on a consistent basis. We thank you and will continue to provide the best service we can while respecting the temperament of a real estate transaction.*

*2014 is our 20th year in operation and we look forward to serving you and your condo buyers for many more years to come.*



condocheck®

Condominium Support Services Inc.™

Your condo your investment™

### Let us get the condo docs for you ...



If your calendar does not allow time for you to run around collecting condo docs call Condo-Check.

At Condo Check® we introduced this option for Realtors® who list condominiums or for those sales where getting the documents just seems exhausting.

In many of the foreclosure condominium properties being sold today, the lenders do not pro-

vide documents, making the task even more work.

Selling a condominium without providing the documents or waiving the buyers right to the information, can result in a seller and the salespersons being held accountable for damages that might result. Using a professional service that is proven and respected in the industry to obtain these documents can be a solution to the risk as well as the time and stress savings.

All we require from you is the name of the condominium, the condo plan number and the name of the party to obtain the documents from. This could be the seller, the property manger,

a web site or a board member, dependent on the style of property.

Our fee for this service is \$150.00 plus the cost for the documents. We include in this fee the registered bylaws, the CAD (Historical), the Condo Plan and a one time courier to pick up the documents.

Call Tracy or Wendy at the office to arrange for your document order. 403-509-2462 or email at [intake@condo-check.com](mailto:intake@condo-check.com).

Office hours are Monday to Friday 9:00 am to 4:30 pm (excluding holidays).

(This service available in the Calgary area only.)