

# real estate

## **Condo-Ology®: A former front line condo manager's perspective**

*What Kind of Condo-Government Do We Want?*

*A Former Front Line Condominium Manager's Perspective by Tom LePage*

My previous article (April 26, 2013) outlined how a Condominium Corporation Board of Directors constitutes a fourth level of government in Canada. Given this, the next step is to determine the preferred manner of the Condo-Government.

To assist in this process, one cannot go astray seeking advice from Sir Winston Churchill:

*"Many forms of Government have been tried, and will be tried in this world of sin and woe. No one pretends that democracy is perfect or all-wise. Indeed, it has been said that democracy is the worst form of government except all those other forms that have been tried from time to time."* - Sir Winston Churchill (1874 - 1965), Hansard, November 11, 1947.

In Canada, the first three levels of government function similarly to the definition of a Representative Democracy – that being, the whole body of citizens remain the sovereign power, but political power is exercised indirectly through elected representatives.

Condominium owners cannot afford, nor should they want, a fourth level of government similar to the first three. Condominium Corporations are fortunate when compared to other democratic societies, because they are small societies and much less diverse. These characteristics should be leveraged to the advantage of condominium owners.

It is important to note that the average number of condominium units within an condominium corporation in Ontario is approximately 70. In our area, the Georgian Bay Triangle, I would guesstimate that the average condominium corporation would be half the size.

Condominium owners of a specific condominium corporation share many commonalities including location, neighborhood, value, etc. Additionally, it may not be a stretch to assume other similarities such as income bracket, life style, etc. These similarities make compromising and communal involvement a reachable goal.

I suggest that the Board of Directors (government) of a condominium corporation take the form of a 'Direct Democracy'. In contrast to our first three levels of democracy (in which people vote for representatives who in turn vote on governance/policy initiatives), a direct democracy approach would allow condominium owners to engage, participate and approve their own individual condominium corporation governance/policy initiatives directly.

Governance is the process of decision-making by which decisions are implemented (or not implemented). Good governance is developed by those being governed, and must always remain consistent and transparent.

Next Article – Necessity of Engagement by Transparency

FORE!

Tom

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Tom is locally best known as being on the incredible development team of Lighthouse Point Yacht and Tennis Club from start to finish (1987 – 2008). Tom, through his company was also Lighthouse Point Community's Condominium Management and Grounds Maintenance Provider from 1989 to 2010

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