



Service Alberta Minister Brian Malkinson
Calgary-Currie – 2108B – 33 Avenue SW
Calgary, Alberta T2T 1Z6

June 19, 2018

Dear Minister Malkinson

Subject: The Alberta Condominium Property Act and the Alberta Condominium Property Amendment Act 2014.

Congratulations on your appointment as Minister of Service Alberta. You have a tough job ahead regarding condo legislation and I am sincere when I say that I, and my valued Alberta Condo Act Team (ACAT), look forward to meeting with you and hopefully moving our relationship with Service Alberta to a higher level.

By now, Minister Malkinson, you have likely been briefed on your Government's view of me, my unpaid, volunteer condo intentions, and my ACAT team of condo owners who are from throughout Alberta. I mean it when I say that we want to work well with you and constructively address the many shortcomings, loopholes, and lack of penalties, enforcement, and accountability in existing and proposed condo legislation.

As you settle in to your first Ministerial position, please do not:

- believe all that you hear about me, and us, from Government staff, and their long list of condo industry insider associates, all of whom have a great deal to protect in maintaining their long-standing and lucrative status quo.
- ignore our attached ACAT "Improvement Ideas" that address blatant legislation inadequacies.
- proclaim work-in-progress condo legislation that is incomplete, costly, and penalizing to thousands of Alberta condo owners, and their families, in terms of their property values, quality of life, and financial stability.
- link your credibility, reputation, and name with condo legislation that is so obviously flawed, industry biased, and void of penalties, enforcements, and accountability for those who behave badly on condo boards or as condo service providers.

Whatever condo legislation is proclaimed it will be in effect for years, if not decades. If not done right, or as right as possible, the collateral damage will be uncalculatable in terms of condo board abandonment, condo corporation bankruptcies, and condo complexes becoming the new slums of Alberta. We do not want that to happen.

Considering your interest in cars, perhaps a lighthearted way for us to get started in building a new relationship is for me to pick you up in my 2007, bright red, Solara convertible and take you for lunch.

We could discuss cars, condos, and even ... steam engines (!) while creating a new type of dialogue to benefit and protect not only your Government's reputation but also Alberta condominium consumers, and the industry at large.

I look forward to hearing back and I can be reached at info@albertacondominiums.ca 403 287 2244 or C: 403 861 7700.

Sincerely, June A. Donaldson

(MBA, EdD, Mediator, Arbitrator, Founder: Alberta Condo Act Team. www.albertacondominiums.ca)