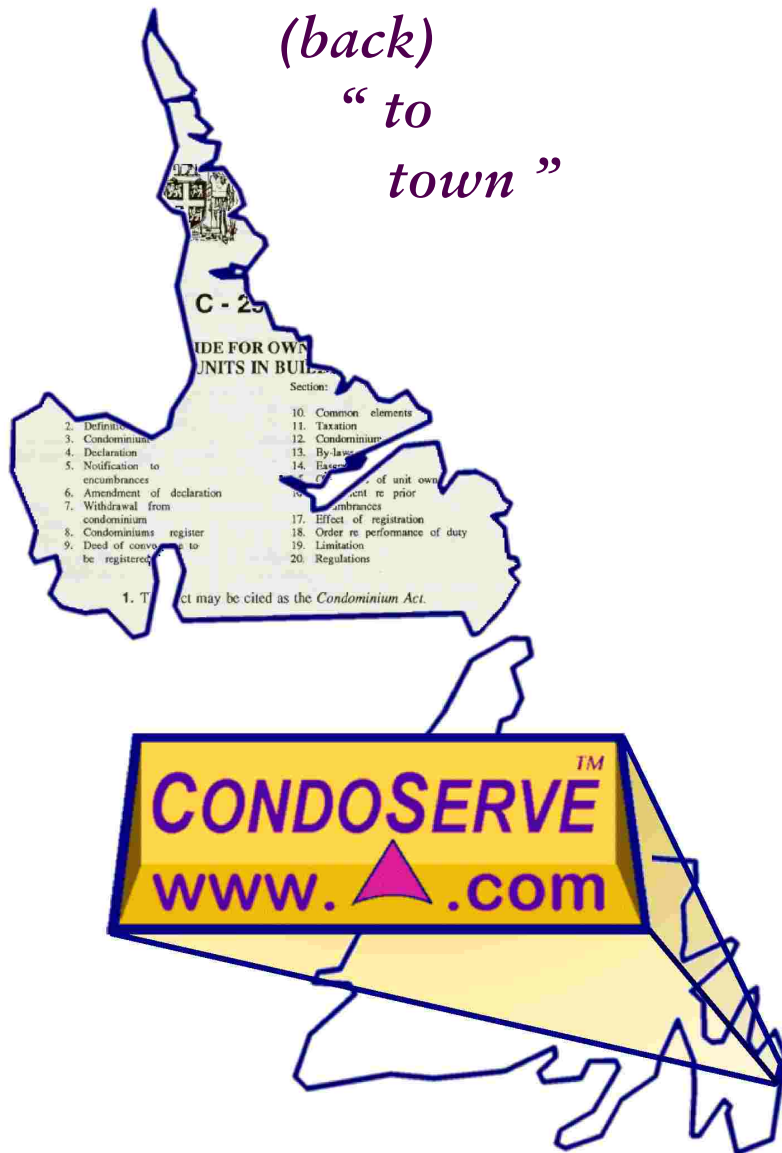


CONDOSERVE INC.

is coming
(back)
“to
town”



CondoServe Inc.

is moving to Newfoundland.

Born and raised in St. John's, the president of CondoServe,

Bob Kelly,

is a graduate of Prince of Wales College and Memorial University; holds an MBA from McGill and a CMA designation; and is an honorary lifetime member of the South Alberta chapter of the *Canadian Condominium Institute* and a professional member of the Newfoundland chapter.

Bob has more than two decades of experience in condominium research, consulting, marketing, brokerage, management services, publishing and education. He served on the *South Alberta* and *National Boards* of CCI for eleven and seven years respectively, and in 2001 was awarded the distinction of *FCCI* (Fellow of the Canadian Condominium Institute), for his service to the Institute and condominium in Canada.

Bob's knowledge of, and involvement with, St. John's condominium began in 1984 with an oilpatch-targeted marketing proposal for Holloway House.

He returned to St. John's in 1986 to promote interest in condominium with a comprehensive consulting package for developers and professionals. Since then, he's closely followed its growth, and in 2002 assisted in the introduction of CCI to the local condominium community.

In 1989, Bob published *Condominium: An Owner's Manual for Canada*; in 1993 designed & co-published the *Wise-Buyer Condominium Guide* with CCI-South Alberta; and, in the same year, created the first full-day condominium seminar. From 1993 to 2000, he wrote a weekly column, *Condo Lingo*, for the *Calgary Herald*. In 1994, Bob created and produced the pioneering trade show, *Condo Expo*, which ran yearly to 2000.

He also consulted on the design and content of other instructional and marketing products and taught several real estate courses in the RECA (Real Estate Council of Alberta) licencing and continuing education program.

In 1997, the *Wise-Buyer* booklets were consolidated into a single edition, the *CondoSmart Guide for Alberta*. Up-dated for the new *Alberta Condominium Act*, and with a downloadable web version, it has a distribution of nearly 4000 copies. 1999 saw the launch of the cross-Canada condominium information internet site, www.condoserve.com.

The service range to developers, professionals, condominium corporations, and individuals will expand over the next year, and inquiries are invited via the company's post address:

Box 683, St. John's, NL, A1C 5L4

or e-mail address

mail@condoserve.com

CondoServe Inc.
 - Consulting -
 specializes in
 providing expertise and skills,
 on a contract basis
 to the development community,
 condominium corporations,
 and individual owners

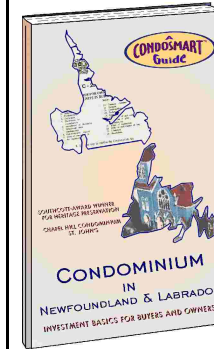
Market Analysis	Product Conceptualization
Feasibility Analysis	Marketing Materials
Budgeting	Unit Valuation / Obligation
Documentation Packaging	Pricing
Conversion Planning	Promotion / Publicity
Administrative Systems	Media Mix
Meeting Support	Training
Association Seminars	Scheduling & Control
Documentation Synopsis	Reserve Planning
Board Consultation	Value Enhancement



Central to the
CondoSmart Guide
 is its
CONDO LINGO index
 which defines and
 references fundamental
 terms and concepts
 discussed

Content Includes:

Condominium Applications
 Apartments / Townhouses
 Units and Comm on Elements
 Freehold / Leasehold
 Administrative Framework
 Condominium Corporation
 Declaration & Plan
 By-Laws & the Board
 Management Options
 Community Democracy
 Reserve Fund / Studies
 Reserve Fund Investment
 Condominium Insurance
 Municipal Taxes
 Purchase and Sale
 Condominium Mortgages
 New and Resale Disclosure
 Evaluation Worksheets
 Disclosure Protections
 Condominium Rentals
 Organization Directory



Coming Soon

There is growing political and professional recognition that the province's current condominium statute is in need of revision, as has happened elsewhere in Canada.

Areas include the scope of condominium titles supported; enhanced articulation of the rights and obligations of boards; general assembly authority under standard or special majorities; insurance directives; developer and resale disclosure; developer turn-over; reserves and reserve fund planning; unit rentals; and more. A committee of CCI-Newfoundland & Labrador has been meeting with government officials, and many expect improved legislation will be developed within the next couple of years.

CondoServe has prepared content for the *Condominium in Newfoundland and Labrador* booklet, in organization and flow similar to the Alberta edition. But, with statutory revisions imminently possible, publication is delayed to avoid constantly discussing accepted practice in the context of legislative direction from elsewhere.

Anyone interested in reviewing the Alberta guide content may download and print a copy from:
www.condoserve.com

The file is complimentary to Newfoundland and Labrador residents. The fee is waived.

Queries regarding the rationale for, and prevalence of, any constitutional provisions and administrative procedures discussed may be sent to:

mail@condoserve.com

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