



MANITOBA LIFE LEASE OCCUPANTS ASSOCIATION

CONSTITUTION AND BY-LAWS

1. Name:

The association shall be known as the Manitoba Life Lease Occupants Association (“the Association”).

2. Purpose:

The Association shall exist to foster and support cooperative endeavours among life lease complexes in Manitoba, generally and particularly to:

- a. monitor proposed legislative changes affecting life leases;
- b. educate occupants on their rights and obligations as occupants;
- c. organize assistance for Members; consider problems arising among occupants and formulate possible solutions or remedies to effect economies of scale for the benefit of all;
- d. encourage occupants to develop their skills to share in the work of the Association;
- e. provide information and other assistance to occupants;
- f. lobby governments for policies and laws in the interest of occupants;
- g. advocate in support of Member interests. (October 2008)

3. Non-profit Status:

No part of the net earnings of the Association and no distribution or expenditure shall inure to or be made for the benefit of any individual except to reimburse a person for proper expenses incurred for the Association.

4. Membership:

Membership shall be open to residential life lease complexes who:

- a. subscribe to the Association’s objectives;
- b. pay an annual fee to support the work of the Association, and the amount of such a due payment will be established by the Executive Committee and presented at an Annual General Meeting of members for approval whenever such amount changes. (October 2017)

4.1 Members shall have one officially designated voting representative to the Association and an alternate.

4.2 Membership is not open to owners or managers of multi-unit residential complexes.

5. Meetings:

The Association shall hold an Annual General Meeting (AGM) at the call of the Executive and such additional meetings for the conduct of business, for continuing education, for pursuit of mutual endeavours, and for fellowship, as may be determined from time to time. All residents of life lease Members may attend all such meetings.

5.1 Quorum: A quorum shall consist of designated representatives of 30% of the Members of the Association.

5.2 Elections: Elections shall be held at the AGM.

5.3 Notice: Notices of meeting shall be given by email to each Member through their respective designated representatives.

6. Officers:

The officers of the Association shall be a President, Vice-President, Past President (if available), Secretary, and Treasurer elected by the Members from among the residents of the Members. (October 2016)

6.1 Term: Each elected officer shall be elected for a two (2) year term, with possibility for two (2) further two-year terms to a maximum of six (6) years in any position. (May 2024)

6.2 Duties: The duties of each elected officer shall be those usually ascribed to the respective office.

6.3 Qualifications: An officer or at-large member of the Executive must be an occupant in a life lease complex.

6.4 Secretary-Treasurer: The offices of Treasurer and Secretary may be held by one person, in which case, the officer may be known as the Secretary-Treasurer. (October 2010)

6.5 Honorary Officer: The Members may from time to time elect an honorary officer in recognition of service to the Association. Such an election grants with it a right to attend meetings and to speak, but not to vote. (May 2024)

7. Executive Committee: There shall be an Executive Committee consisting of the Officers and one or two members at-large (when a Past President is not available) elected by the Members, which is charged with long-range planning for the Association.

7.1 Meetings: The Executive Committee shall meet at the call of the President at least quarterly on two (2) weeks' notice by email. (October 2016)

7.2 Committees: The Executive Committee may appoint a committee of one or more persons whether part of a Member or not, to accept an assignment and report to the Executive. (May 2024)

8. Committees and Programs:

The Association may organize itself by means of committees, programs, interest groups and other forms in order to further the purposes of the Association.

9. Dissolution:

In the event of dissolution, after paying or making provision for payment of all liabilities, the association shall dispose of any assets as the membership shall determine.

9.1 Vote: Dissolution may be accomplished by a two-thirds vote at a duly called meeting of Members.

10. Fiscal Year:

The fiscal year shall end on December 31 each year.

11. Amendments:

Amendments, additions or deletions to this Constitution may be made by a two-thirds majority vote of the designated representatives of the Members. Such amendments, additions or deletions shall be distributed in writing by e-mail to the Members, and the vote shall be conducted by mail or at a duly called business meeting at which a quorum is present, with each Member Life Lease Complex having one vote.

ADOPTED on October 4, 2005.

“Garry Brickman”
Chairman

“Don Boehmer”
Secretary

Consolidated with amendments to May 16, 2024