

## MLLOA Message to Members – September 2024

Hello to all of our MLLOA Members.

We hope you have all had a wonderful summer, in the sunshine and warm weather we've enjoyed over the past couple of months. Your Executive Team has taken some much-needed family time for vacations and rest – but we've also been busy with MLLOA work, completing some important initiatives and planning for a busy year of programs, projects and events for our MLLOA Members. We held our first Executive Committee meeting of the season on September 23rd, and following is a “brief” summary of the key issues discussed.

### **MLLOA Legal Status**

We are now registered as a Non-Profit Corporation in the Province of Manitoba! The Manitoba Life Lease Occupants Association Inc. received official status on June 26, 2024. This designation not only legally and publicly affirms the purpose of the MLLOA as an advocate and resource for all of our members but opens new opportunities for us to seek financial assistance from public sector funding agencies and to develop community business partnerships to support our objectives.

### **Trust Fund Accounts Review Committee**

A number of our members have expressed concern about the alarming rising costs of maintaining Trust Fund Accounts to hold resident entrance fees, particularly those accounts held by Concentra Trust. The Life Leases Act Regulations require that building owners maintain such a fund, and the costs of administering it are ultimately paid by the Life Lease residents. An MLLOA Committee of concerned members has been formed to review this issue, propose some alternative possibilities to pursue, and recommend a course of action. We are asking for your input and participation. If you are concerned about this issue, and/or have expertise in your community on the topic and are able and willing to help, please let us know.

Contact: Bob Rozander, Killarney – P: 204-523-0178, E: [rlpmanagement1966@gmail.com](mailto:rlpmanagement1966@gmail.com) or Larry Selby, Manitou – P: 204-242-4019, E: [larryyselby@hotmail.com](mailto:larryyselby@hotmail.com) .

Or your MLLOA President, Gilbert Robin – P:204-999-9502; E: [giblert.a.robin@gmail.com](mailto:giblert.a.robin@gmail.com)

### **Finance Committee**

The financial structure of Life Lease buildings is complex. Based on our conversations with members, it is clear that, notwithstanding requirements set out in the Life Leases Act and Regulations, Boards of Directors and Management Companies function in a variety of ways. Often, tenant Board representatives do not have the knowledge or expertise to fully appreciate the details nor the effects of annual budgets, monthly/quarterly financial reports, and year-end audited statements. We are proposing to establish a Finance Committee, comprised of MLLOA members who are able to contribute expertise on the topic. Suggested initial objectives of this Committee would be to review the status-quo and assist in the development and delivery of a training module(s) to enhance our members' ability to “translate” financial statements and reports.

We are seeking volunteers to join this Committee.

If you, or any resident in your building, are able to participate or would like additional information, contact Mary Lou McGurran, VP/Treasurer – P: 204-956-5583, E: [mcgurranmlloa@shaw.ca](mailto:mcgurranmlloa@shaw.ca)

### **Legislative Amendments**

Building upon our accomplishments last year to have improvements to the Life Leases Act passed in the Manitoba Legislature, we are continuing with our lobbying efforts to see additional changes to the Act that will ensure the protection of all Life Lease tenants. As this initiative moves forward, we will keep our members apprised of the progress.

### **Advertising and Sponsorship Initiatives**

As a revenue generating strategy, we are in the final stages of confirming a comprehensive policy to generate public advertising opportunities on our website and in our print materials. And, in concert with this initiative, we are developing categories for corporate sponsorship to identify partners to support the various projects and programs that we deliver for our members.

### **Promotion and Communication Strategies**

During the past few years, we have produced articles, authored by Executive Committee Member Lori Blande, about MLLOA activities and have purchased promotional ads in “Senior Scope”. During the upcoming year, we are replacing this arrangement with similar articles about our association and issues of interest to our members in “Manitoba Lifestyles 55+”, a free monthly publication that is circulated in hard copy throughout the province and is accessible on line. To arrange for free print copies of this publication to be delivered to your building, contact Pegasus Publications at 204-940-2700 (website: <https://lifestyles55.net/> )

### **MLLOA Round Table Events and Meetings 2024/2025**

With four Round Table events as well as our Annual General Meeting, we have set an ambitious schedule to bring expertise and discussion on a variety of topics for our members over the coming months. In addition to in-person access to these events, new streaming broadcast software will enhance our ability to present them virtually, in real time, ensuring that all of our members, no matter where they are located, will be able to participate.

The following dates have been scheduled. They may be subject to change if unforeseen circumstances arise. Details on Round Table topics, time and locations will be circulated to you well in advance.

- Tuesday, October 22, 2024: Round Table Event
- Wednesday, December 4, 2024: Round Table Event
- Thursday, February 6, 2025: Annual General Meeting and Luncheon
- Wednesday, March 19, 2025: Round Table Event
- Wednesday, April 30, 2025: Round Table Event

So – as you can see, we have a busy and exciting season planned for the MLLOA. This is your association, and we hope you will join your Executive Team in our work to support and improve the experience of Life Lease living.

We look forward to seeing all of you over the coming months!

Best wishes,  
Your MLLOA Executive Team