
RISKBOSS

Preventing the Predictable

**Riskboss is pleased to offer the following seminar to
residential condominium Board members**

Bootcamp For Board Members

*Managing Risk in a
Ever-Changing Residential
Condominium Environment*

Managing Risk in an Ever-Changing Residential Condominium Environment

Since 2009, Riskboss has had a sole purpose to predict inevitable risk and prevent organizational failures. This includes helping property managers and Board members who oversee residential condominiums. Riskboss has consulted for numerous residential condominium Boards assisting them with objective, accredited and independent advice on professional oversight and governance.

There is one constant in government: Change. With change there come many variations in law that directly affect residential condominiums. Many of these changes are generally unknown to condominium Boards. Riskboss has found that many of the complicated nuances surrounding recent changes to important laws are not widely known or completely understood.

Risky Business

There are traps and pitfalls when developing processes, governance and business systems in condominiums. Unintended consequences and unrealized expectations often occur that can have serious, long lasting impact to condominium communities.

Time and time again condominiums large and small find themselves embattled in lengthy and very expensive legal battles leading to Board members having to justify their processes and vulnerabilities. These battles almost always negatively impact brand image and very often result in severe consequences both financially and by way of organizational and community stigmatization.

We know that this is not only predictable, but preventable.



At Riskboss the question we hope to assist you with is:

- ✓ What does success look like and how do you know when you get there?

This half-day seminar has been specifically designed for residential condominium Board members. It helps to build more effective Board processes and delivers practical advice on to manage risk and change in residential condominiums. The seminar is at no cost or obligation.

Learn How To:

- ✓ Staying out of the weeds by developing an effective role based Board
- ✓ Measure success and identify reasons for failures
- ✓ Build fundamental elements for effective communication strategies
- ✓ Accurately answer questions on new laws related to condominiums
- ✓ Accurately measure value for money with service providers
- ✓ Manage both personal risk and the risk of the condominium corporation
- ✓ Effectively deal with illegal short term rentals
- ✓ Manage tenants in a more effective manner
- ✓ Develop effective short term and longer term goals for the community
- ✓ Develop low cost / high impact processes to improve client service
- ✓ Develop a more efficient business model saving you time and energy
- ✓ Understand the laws that impact your decision to change service providers
 - ⇒ Section 69.1 of the Labour Relations Act
 - ⇒ 'Bill 7' Legacy Employee Retention at Turnover



We Have Decades of Experience and We Are Here To Help !





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Founded in 2009, Riskboss™ does one thing and one thing only. We exclusively provide outstanding investigative, risk identification, analysis and management advice to notable condominium corporations and corporate/institutional organizations throughout the Greater Toronto Region. Since inception, Riskboss has had one purpose in mind: *To create a company that specializes only in independently and objectively identifying and mitigating risk and providing unique and outstanding client service*, nothing more. Since 2009, Riskboss has been involved in over forty-five Comprehensive Independent Risk Assessments of residential condominiums in the GTA as well as other commercial, institutional and business related risk assessments. The Riskboss assessment has been qualified as the most comprehensive in the marketplace. Please refer to the Riskboss website for further information at www.riskboss.com.

As a founder, president and CEO of Riskboss Quintin Johnstone brings a wealth of experience and expertise also brings with him a vast list of professional contacts and resources all of which provides distinct and unique benefits to his clients. Prior to creating Riskboss, Quintin had a thirty year public career with the Toronto Police Service (TPS) working and supervising in the areas of criminal investigation, major criminal case management, internal investigations, drug enforcement, major case management, frauds, Asian crime, prostitution, youth crime, prostitution and undercover work. He was handpicked amongst his peers to lead 31 Division, Detective Operations where he was in charge of the largest investigative team in the Toronto Police Service overseeing the work of seventy-five detectives.

Being selected to become a member of the exclusive Chief of Police Headquarters Executive Staff in the Corporate Planning Unit, he was involved in creating organizational programs and governance, and overseeing recommendations from Coroner's Inquest Juries. Quintin has been awarded and is widely recognized as a subject matter authority in the creation, review, audit, legal compliance and maintenance of organizational governance and has created and implemented some of the most complex business systems and processes that have been realized by the Toronto Police Service.

In 2004, Quintin was the project leader in one of the largest business re-engineering projects regarding criminal disclosure that the TPS has ever undertaken. This project has dramatically changed the businesses practices between the TPS and the Crown in the Public Prosecution Service of Canada (PPSC) (formerly the Federal Department of Justice - DOJ) and the Ministry of the Attorney General (MAG) affecting thousands of end users of this new process. He was seconded to the Ontario Ministry of the Attorney General assisting in organizational changes Ontario-wide. In 2006, Quintin was engaged to reengineer the corporate governance for one of the largest universities in North America. This project spanned three separate campuses over two Municipal jurisdictions that involved a complete retooling of the policies of the University of Toronto Campus Police. In 2009, Quintin was commissioned by the prominent Toronto condominium law firm: Gardiner, Miller, Arnold, LLP to lead and re-engineer the business practices of the largest Hong Kong holdings of residential condominiums and commercial properties in Toronto. While reengineering the organization to a more productive culture, he also conducted risk assessments on the organization, residential condominiums and commercial properties. This led to the creation of Riskboss.

Quintin has been elected to four Boards and has sat on countless committees. He has also consulted for numerous condominium Boards helping communities to better oversight and governance. This provides him with a unique perspective that assists to exceed Board member client expectations. He is heavily involved in assisting municipal and provincial governments and is routinely called upon as an advisor and to Chair committees. The relationships that Quintin has developed through the past two decades allows for a unique appreciation of how to assist with problem solving and process creation designed to enhance the long term benefits of organizations and communities.

Quintin is on the speed dial of, and is routinely called upon to provide advice and consult with law firms, Boards, leaders of property management companies, general managers of large corporations and he has agreed to assist by sitting on and leading (sub)committees regarding risk related issues. He is often requested to chair annual general meetings, to intercede as mediators in problematic organizational issues. Quintin is regular guest speaker with management firms during their training sessions.

Quintin is also the president and CEO of Samsonshield Inc. (www.samsonshield.com) that is a provincially accredited residential condominium security and concierge provider. Samsonshield is a member of the Toronto Region Board of Trade, the Association of Condominium Managers of Ontario (ACMO), the Canadian Condominium Institute (CCI), PAN-ETHIC, and maintains an A+ rating with the Better Business Bureau (BBB). Samsonshield is proud to be included on the *Preferred Vendors' List* for many prominent property management firms in southern Ontario.

Quintin has provided advice for over two decades to law firms and property management companies on the application of criminal, provincial and municipal law and process as it relates to condominium communities. He has participated as a guest author creating articles in such publications as Canadian Security Magazine, CCI's - Condo Voice Magazine, Condo Business Magazine and Condo News Magazine. Most recently, Riskboss launched a content rich magazine that has become, "*The Premier Source of Information on Organizational & Community Risk.*" Please find the latest and past editions at www.riskbossmagazine.com.

Suffice it to say that Quintin and his team of experienced and accredited professionals under his direction know how to identify and mitigate risk. All of this experience has assisted Riskboss to deliver intuitive and superior client service that mitigates risk to Boards, property managers and organizations.

