CondoAide

Why CondoAide for our syndicate

Proposal for the board of directors

The context

Bill 16 (decree 991-2025) has been in force in Quebec since August 14, 2025. Every divided co-ownership must already maintain a maintenance logbook (carnet d'entretien) by an authorized professional, obtain a 25-year contingency fund study (étude du fonds de prévoyance), and issue a syndicate certificate compliant with article 1068.1 of the Civil Code. The first logbook and the first study must have been obtained by August 15, 2028 (Bill 16, s. 151). The current method (Excel + Google Drive) does not meet the document conservation obligations under article 1070 of the Civil Code.

What CondoAide brings

1. Bill 16 preparation: logbook, fund study and certificate centralized
2. Accounting: bank import, expense tracking, accountant-ready financial statements
3. Article 1070 compliant registry: modifications tracked, deletions reversible, cryptographic hashing of every document

What it replaces

- Manually maintained Excel spreadsheet (volunteer director hours)
- Google Drive files non-compliant with article 1070 (untraceable deletions)
- Scattered paper documentation
- Accountant hours amplified by disorganization

What it costs

Recommended plan for our syndicate: Démarrage or Gestion. Monthly cost: $39 or $79 CAD. Annual (two months free): $390 or $790 CAD. Free plan up to 5 units to evaluate without commitment.

Our data

Hosted in Canada · Governance policies published · No long-term commitment · Full export available at any time (CSV, PDF)

Next steps (recommended)

1. Adopt the resolution below at the next board meeting
2. Mandate [name of director] to finalize adoption
3. Migration of data planned over 1-3 hours (up to 20 units)

Proposed resolution

On a motion by _____ , seconded by _____ , it is resolved that the condo syndicate _____ adopts the CondoAide platform for the management of Bill 16 obligations, accounting, and the digital registry. The plan selected is _____ , at a monthly cost of $_____ CAD. [director name] is mandated to finalize adoption.