

# 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, by August 14, 2028, maintain a maintenance logbook (carnet d'entretien) by an authorized professional, complete 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 current method (Excel + Google Drive) does not meet the document conservation obligations under article 1070 of the Civil Code.

## WHAT CONDOAIDE BRINGS

- Bill 16 compliance — logbook, fund study, certificate centralized and compliant
- Accounting — bank import, expense tracking, accountant-ready financial statements
- 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 · Compliant with Law 25 · No long-term commitment · Full export available at any time (CSV, PDF)

## NEXT STEPS (recommended)

- Adopt the resolution below at the next board meeting
- Mandate [name of director] to finalize adoption
- 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.