



THE NEWSLETTER



The PROBUS Club of Simcoe & District
Meets second Tuesday of each month at St. James United Church hall

A look back:

While our club takes a break from meetings, we have a chance to look back at an earlier meeting and a Who Am I. This month we look back at our meeting of October 2015.

Guest Speaker: Brett Kilian

One in three new housing units in Ontario is a condominium. Condo projects are popular in Simcoe and other towns across Norfolk County. But before you buy a condo, you had better do your homework, says **Brett Kilian**, a real estate specialist with Brimage Law Group.

Condos are not physical structures. They consist of private units and shared common elements such as roofs, balconies, facades and parking areas. Condo corporations manage and maintain buildings and set monthly fees. Each corporation has a board of directors elected by condo owners.

Local condos are well managed, **Brett** said, but always do your research before buying, especially if you're buying in the GTA.

Condos make private ownership possible in expensive places like Toronto. And they eliminate problems with upkeep and maintenance.

Each condo corporation has its own rules for day-to-day living set by its board of directors. For example, some buildings forbid or limit the number or size of pets. Some are strict about where you can park or plant flowers.

To evaluate a building, talk to owners, assess the neighbourhood, check the builder's record and make sure the building is registered with Tarion, Ontario's new home warranty program. Check who's responsible for things like parking, lawns and storage.

Prices are based on each unit's square feet so check to make sure measurements are accurate.

Beware developers may cancel projects if they don't sell enough units, if there are problems with planning or if financing falls through.

Developers at first set monthly fees low to attract buyers. But watch out — fees are bound to go higher as time goes on.

If the condo is a resale, get a status certificate to ensure the seller is up to date paying fees. And always have a lawyer review documents.



Real estate lawyer Brett Kilian

Brett grew up on a farm near Jericho. He earned a BA at McMaster University and his law degree at the University of Ottawa. He joined Brimage Law Group in 2004 and became a partner in 2009. His wife, **Andrea**, spoke to us in February 2015 about Amazing Places in Norfolk.

Brian Cook introduced **Brett** and **Dennis Banning** thanked him.

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Who Am I? Gerry Kott

(From October 2014)

Gerry Kott was born in Waterford in 1944. He grew up on a farm and went to a one-room school at Round Plains.

He was on Waterford District High School’s first football team in 1959. He became captain of the Red Men’s football and basketball teams. In Grade 13, he received the Mathematical Association of America award for Waterford.

Gerry played clarinet in the school’s marching band. That’s where he noticed his girlfriend **Dorothy**. They married in December 1969.

At age 16, he obtained his private pilot’s licence at the Brantford Flying Club. The following year he obtained his commercial pilot’s licence.

In 1963, he entered the engineering program at the University of Western Ontario. Because he wanted a degree in aeronautical engineering, he transferred to Parks College of St. Louis University. He won the award for outstanding graduating senior.

In February 1969 he started work at Douglas Aircraft on the outskirts of Toronto. He worked on the DC 8, DC 9 and the DC 10. During this time, he became president of the Mississauga Jaycees.

In 1973, he went to work for the Long Division of Borg Warner research centre in Malton where he helped develop an aluminum radiator.

After a few years, **Gerry** and his wife took over his parents’ tobacco farm. He grew tobacco for 10 years and served on the tobacco board. He joined the Lions Club and Masons in Waterford and was on the executive of Waterford District Minor Hockey. He joined the City of Nanticoke library board and was chair for seven years.

Gerry got out of tobacco and returned to industry, eventually becoming a supervisor at CAMI Automotive in Ingersoll.

He retired from CAMI in 2003 and set up his own consulting company. Clients have included TSC in Norfolk, Virginia, Lear in Whitby and Louisville, Kentucky, and Land Rover in Birmingham, England.

Gerry and **Dorothy** have two sons and two grandsons. Son **Geoffrey** is with AFFIRM out of San Francisco, and son **Tim** is a District Manager with the Co-Operators Insurance in the GTA.



Gerry Kott

Gerry swims, watches sports and likes to read. He continues to serve on Norfolk County's library board. He is PROBUS vice-president for 2014-15.

"A principle that has guided me through my life is one of community involvement," Gerry said. "I believe that service to mankind is the rent one pays for the space that one occupies."

Thank you, Gerry, for sharing with us your story.

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