

## Chat Discussion During CondoVirus Webinar Episode 6 “The Beat Goes On” (April 22, 2020)

- D. Plotkin: Welcome everyone. Please submit questions to us through this chat function. Please select "all panelists and attendees" prior to sending!
- K. Gow: Welcome everyone!
- K. Gow: Sorry, Michael, I'm a condominium manager -- nothing to see here.
- G.: Good afternoon all! Hope everyone is well!
- G.B.: Thanks in advance for all this.
- I.B.: Are real estate showings (not open house) permitted?
- C.S.: I'm not seeing number of participants on chat button
- J. Reid: Good evening all !
- M.: I've heard that landscaping services as of May 1 in Ottawa, will be deemed an essential service. Is this true?
- A.R.: "Litigation Musketeer" - what a title
- D. Plotkin: I try my best ;)
- J.G.: is there a sign-in required for Condo Advisor?
- J.O.: Monica: landscaping:  
<https://pbs.twimg.com/media/EWKbV22X0A1xd0p?format=jpg&name=large>
- T.: Can we request that Canada Post stops putting all junk mail in our mailboxes. The flyers are available online and the paper waste is phenomenal even if recycled?

The chat discussion reproduced herein took place between the participants to the above noted webinar. It is being reproduced here for convenience purpose only and at the request of those who participated. For privacy reasons, we are only using the initials of those having participated in the chat (except for comments posted by panelists).

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- D. Plotkin: Reminder to select "all panelists and attendees" from drop-down menu. It defaults to only the panelists. thanks!
- Z.A.: Replacing damaged or missing interlocking brick in existing walkways is essential to safety, presumably. Can this be done by a volunteer who is not operating as a contractor and does not carry insurance?
- A.C.: With AGM's being postponed can those board members that term expires be allowed to attend board meetings and vote on decisions?
- L.P.: Andy board members are in force until the AGM. if no AGM they are still on the board. Denise answered this last week
- I.I.: If an at risk resident by age has a broken washer, can we allow this person to take delivery and have the appliance installed and the old appliance taking away?
- I.I.: Old appliance, taken away...
- R. Escayola: I now, Murray. We're so lucky to have her!
- G.: If you have a case of Covid in your bldg. and - they should quarantine, should they go out to get rid of garbage? should the cleaners be required to clean or handle that garbage?
- S.H.: I need to have building envelope repairs done, current leak an dtime fo
- S.H.: ....sorry, and time for repairs.
- C.J.E.: Teresa, you can tape a note inside your mailbox saying "no flyers" and they will stop. I have done that for the past 2 years. No junk mail.
- S.M.: I had all junk mail stopped over 5 years ago. Simply put a letter in your mailbox saying you no longer want flyers/junk mail. Here is the Canada Post website [https://www.canadapost.ca/web/en/kb/details.page?article=how\\_to\\_stop\\_receiving&cattype=kb&cat=receiving&subcat=mailedelivery](https://www.canadapost.ca/web/en/kb/details.page?article=how_to_stop_receiving&cattype=kb&cat=receiving&subcat=mailedelivery)
- D.F.: How much garbage is someone going to have after 14 days? A few grocery bags at most?
- G. Macpherson: Hi Gina, if a resident is COVID positive, they should not be leaving the unit to take out garbage. They can get assistance from family or friends to pick it up. Or alternatively, in some cases, the Corporation may be prepared to assist them with garbage disposal (so long as whoever is helping is equipped with the required personal protective equipment). Before a Corporation gets involved though, it is important to check with your lawyer first to go over the particular circumstances.

- G.: thank you Graeme.
- J.G.: regarding maintenance/cleaning instruction, is a detailed job description adequate, or should there be a dedicated Covid protocol?
- Z.A.: We increased the air pressure in the hallways to help keep any virus-carrying moisture within the unit
- E.: Is exterior window cleaning (no unit access required) considered essential?
- A.E.: Can owners take steps to defer new condo fee increases during the pandemic to start after the pandemic?
- D.R.-W.: The problem is that you can't get the roof anchors inspected..
- K.R.: I've had 2 window cleaners say they are delaying and one saying they are permitted. very confusing.
- J.B.: Window cleaning answer please?
- C.J.E.: Garage cleaning permitted?
- R.: Kimberley and Jane, for what it's worth, our lawyer said no to window washing. Not an essential service.
- N.: To Colette only catch basin cleaning, not garage cleaning in general
- S.M.: I believe exterior window washing was addressed in previous webinars and the answer was NO - not an essential service.
- B.: Colette: to clean the garage the cars need to be moved. Everybody is home so you have less empty spaces to move cars to.
- S.: Garage cleaning would involve fording residents to move their cars - we have elected not to do this.
- L.L.: If a corporation has a contract with, e.g. a landscape company, how is that contract cost impacted when specifications are only being partly fulfilled?
- N.: Garage cleaning is not an essential service
- L.: If gravel on garage floor would lead to a slip and fall, it should allowed be cleaned up.
- J.B.: What about membrane replacement? Essential? Landscaping is part of contract.

- H.B.: My recollection from an earlier webinar is that both windowwashing and garage cleaning are both classed as not essential, so not permitted.
- K. Gow: NB on electrical savings, they apply to time of use billings only (not RPP or HOEP+GA)
- K. Gow: Electrical savings do apply to bulk accounts ONLY if they are on time of use billing (not RPP or HOEP+GA)
- K. Gow: Directors hold office until the next Annual General Meeting (and therefore will continue to attend meetings, vote) if the meeting is postponed because of COVID-19 considerations.
- R. Escayola: I agree with Murray: corporations need to continue to operate. They need to collect their common expenses.
- D.: What about Proxy AGMs?
- E.: Just wondering "window cleaning considered non-essential"- is it based on lawyers' interpretation of section 20? I called Stop the Spread Business Information Line (1-888-444-3659) included with the essential list and was advised window cleaning is part of maintenance and thus considered essential. Could someone please clarify?
- D.R.-W.: You should be talking to your lawyer
- K. Gow: On window cleaning - is it strictly necessary? I think folks are telling us, in as many ways as they possibly "stay the blazes home". Window cleaning (though I WISH they could be washed) is not essential).
- K. Gow: Rick Mercer: "stop looking for loopholes"
- B.: Can't get roof anchors checked to hang a busun or swing stage
- J.G.: doesn't the corporation need to ensure that a unit is cleaned to necessary standards with a covid death?
- L.L.: For how long may an AGM be post-poned ?
- B.: Until the emergency order allows meeting of more than 5
- M.C.: Excellent outline of issues and considerations, Denise.
- J.M.: What about an AGM strictly with Proxies - no virtual meeting - no postponement?
- R. Escayola: Yes. You need a bylaw allowing e-voting and allowing e-meetings

- P.: Do we need a bylaw to do board meetings virtually?
- M.C.: AGM strictly with proxies is the same as any other condo meeting with just proxies. No by-law is needed. But you lose out on the interactive aspects that are specially provided for in relation to the AGM, so having the virtual meeting component in some way is a beneficial addition.
- J.H.: Can we get a Gowling CA blog entry on the electronic meeting/voting issues?
- R. Escayola: Virtual Board meeting: you don't need a bylaw but, FOR NOW, ALL directors need to consent to the meeting being held electronically
- R.: I'm confused. I thought you don't need a by-law to have e meetings with owners.
- R. Escayola: John Howard: The blog is on its way...!
- R. Escayola: I feel a blog post coming!
- M.C.: He's writing it now.
- S.C.: You still need a bylaw for electronic voting though, right?
- D. Lash: Joint blog?
- M.C.: Yes, Susan.
- M.C.: Thank you all. Great seminar again.
- S.C.: Thanks Michael Clifton!
- N.: Once again thank you for your support
- G.: Thank you all for all the info!! take care everyone!!
- M.C.: Sanitize your headset too, Rod.
- L.L.: Thank you all! Greatly appreciate your guidance.
- D.: Thank you!
- D.S.: Thanks all - good info
- R.: thanks to panelist
- L.A.: Thank you everyone!
- R.S.I: thanks to everyone.

J.W.: Thank you everyone

L.: Thank you.

B.: thank you

P.K.: Thank you All.

P.: Thanks so much! These are fantastic.

Z.A.: Thanks to all

C.A.C.: Great stuff and use of time-thank you all!

P.: Much appreciated!!

F.: Thank you

L.P.L.: Thanks! Have a good week. stay safe!

A.G.: Looking forward to next week's session. Thank you

D.K.: stay well everyone!

M.C.: You're doing a great job, Rod. Much appreciation all around.

J.B.: it means a lot to us too!

H.B.: from Heather thank you again, these webinars just keep getting better!

B.F.: Thanks everyone! Very useful information and thanks for keeping us all up to date.

M.C.: Do you record these? And can they be available for later viewing?

D. Plotkin: They are recorded and available for viewing on the CondoAdviser website!!

S: Thank you ... this is timely and crucial information and all of you professionals volunteering your time is to be commended.

Z.A.: Cheers, stay well

N.E.: Thank you very much all

S.R.: hi Zubin

R. Escayola: Take care all!