

# CONDO-VIRUS (EPISODE 5)

## IMPLEMENTING THE NEW NORMAL

April 14, 2020

LEADING INDUSTRY EXPERTS



# CRISIS PREVENTION CELL

Speakers	Firm
Rod Escayola (Lawyer)	Gowling WLG
Sandy Foulds (Manager)	Wilson Blanchard
Katherine Gow (Manager)	ACMO
Graeme MacPherson (Lawyer)	Gowling WLG
Denise Lash (Lawyer)	CAI / Lash Condo Law
David Plotkin (Lawyer)	Gowling WLG
Jason Reid (Fire & Emergency Management)	National Life Safety Group
Christian Cadieux (Infection Preventionists/Epidemiologist)	Crime Scene Cleaners

# AGENDA

Topic	Speaker
Essential services - Update	Legal
Owners' meetings – A practical on the virtual	Legal/Managers
Financial, arrears and liens	Legal/Managers
Contractor Screening	Legal/Managers
Visitors, tenants and moves	Legal/Managers
Covid-related death in units	Crime Scene Cleaners
Life and Safety Tips of the week	National Life Safety Group
Next Webinar: TUESDAY April 14 @ 5 pm	Organiser

# CHANGES TO ESSENTIAL SERVICES IN ONTARIO

## Maintenance:

Maintenance, repair and property management services strictly necessary to manage and maintain the safety, security, sanitation and essential operation of institutional, commercial, industrial and residential properties and buildings.

# CHANGES TO ESSENTIAL SERVICES IN ONTARIO

- Is landscaping an « essential service »?
- Paying our contractors if they don't provide the work?
- Closing amenities

# WHICH AMENITIES HAS YOUR CONDO KEPT OPEN?

Fitness room, sport courts	1.96%
Indoor Pool/saunas, etc.	0.00%
Outdoor Pool/saunas, etc.	0.98%
Party room	2.94%
Guest suites	0.00%
Landry room	21.57%
Garbage room	57.84%
Garbage chutes	70.59%
Visitor parking	68.63%
Children play ground	1.96%
Common terraces/yard/parks	10.78%
Library/reading room	6.86%
Car wash	14.71%
We've closed all of our amenities	10.78%

# OWNERS MEETINGS – 3 KINDS

- In person (traditional)
- By proxies only
- Online Meetings

# OWNERS MEETINGS – ONLINE

- You need a by-law allowing
  - Virtual attendance
  - Electronic voting
  - Mail-in ballots



# HOW TO ADOPT « ELECTRONIC » BY-LAW?

- Call an owners meeting
- Use directed proxies
- Streaming online (optional)
- Chair acts as scrutineer
- Preserve proxies / voting report

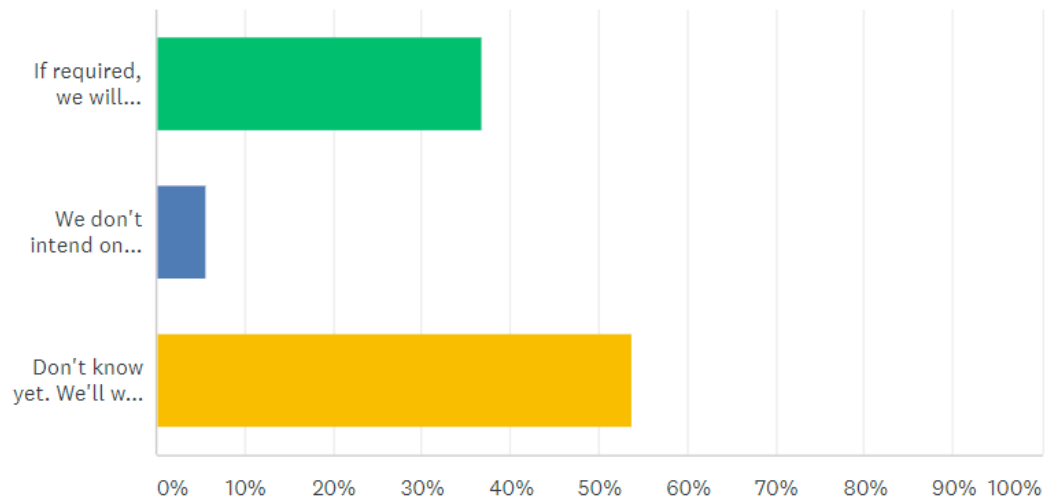
# VACANCIES ON THE BOARD

- Appointment if you kept quorum
- Board losing quorum (with electronic by-law)
- Board losing quorum (without electronic by-law)

# VACANCIES ON THE BOARD

- Board losing quorum (without electronic by-law)
  - ICU w/i 5 days
  - Candidacies w/i 5 days
  - General notice 15 days before
  - « Directed » Proxies
  - Chair acting as scrutineer
  - Streaming meeting (optional)

# HOW WILL YOU DEAL WITH ARREARS?



ANSWER CHOICES	RESPONSES
If required, we will register a lien	36.79%
We don't intend on registering a lien and want to work with them	5.66%
Don't know yet. We'll wait and see	53.77%

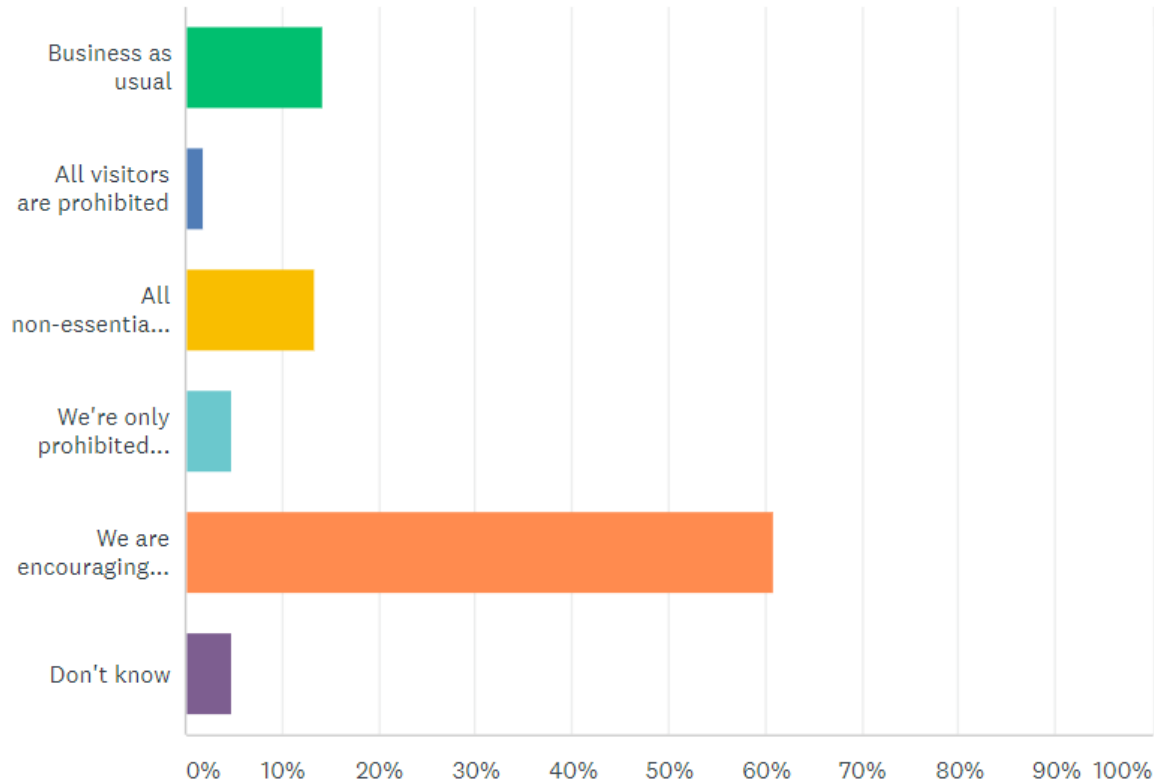
# HOW TO DEAL WITH ARREARS

- To lien or not to lien
- No changes to lien process
- Flexibility on collection?

# SCREENING CONTRACTORS

- Screening individual contractors
- Screening at the company level

# HOW IS YOUR CONDO DEALING WITH VISITORS?



Business as usual	14.29%
All visitors are prohibited	1.90%
All non-essential visitors are prohibited	13.33%
We're only prohibited visitors who are infected, showing symptoms or returning from travels	4.76%
We are encouraging owners not to have visitors but have not prohibited them	60.95%
Don't know	4.76%

# VISITORS, TENANTS, MOVE-INS

- Municipalities' recommendations
- Limited powers
- Dissuading measures



# COVID DEATH IN UNIT

- Disinfecting units
- Disinfecting common areas
- Communications strategy

# LIFE & SAFETY TIPS

- Routine risk management
- Covid impact on « routine » emergencies
- New risks
- Fire Alarms & Evacuation

# RECURRING QUESTIONS

## Answers to some recurring questions

## NEXT WEBINAR

- **Next tentative webinar :**  
**Wednesday, April 22 @ 5pm**
- **Info will be posted on [CondoAdviser.ca](https://www.condoadviser.ca)**
- **You will need to register again.**

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**SEE YOU NEXT WEEK !**

**WEDNESDAY, APRIL 22 AT 5PM**






**LEADING INDUSTRY EXPERTS**



**QUESTIONS?**




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