

Chat Discussion at the CondoVirus Webinar “Getting Ready for a Covid Summer” (June 17)

E.: Hello!

K. Gow: Welcome everyone!

J.: Hello

L.: Hello from Lindsay

Y.D.: Hello from Collingwood

F.: Hello from Niagara

J.F.: Hi everyone,

M.N.: Sorry, just lost your audio, anyone else?

K.R.: Good evening from Goderich!!

S.: It looks like the women and men in Black. Love the glasses.

V.K.: Will the beards come down in the final episode, Rod?

A.P.: Hi from Brampton... Ontario's hotspot!

D.: From Peterborough

USER: Great summer feature to wear the shades!

J.F.: Question: Fiscal year end was January 31. State of emergency should end on June 28th. Have not heard yet about AGM.....should it be on or before July 31 if emergency ends on June 28, or will one of the extensions apply?

B.B.: Marsha, audio ok here

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- E.L.: No - Worth twice as much!!
- R.B.: I am willing to up it by 50%
- S.S.: Will you share your drink recipes, Rod?
- I.H.: Question re pool opening: is it a requirement that a class B pool (outdoor) with an automatic chemical controller be operated by a certified pool operator?
- J.B.: Our condo has had no problems throughout the whole emergency period. Now there is some pressure from a couple of directors to "require" face coverings/masks. No one wants to deal with compliance. We've covered the Ministry's recommendations, sharing and posting. Any advice?
- K. Gow: I hear you Brampton. We're "together apart" on Stage 1 restrictions :(
- K. Gow: ONLY Peel, Toronto and Windsor-Essex remain in Stage 1
- E.: City of Toronto says certain people should not wear them. Children under 2, people with difficulty breathing and anyone who can't take it off themselves
- H.F.: Is this form available to download?
- D.: Can't see the bottom of the slide
- S.C.: Any advice on residents who are keen to be able to have visitors - we are a largely-seniors building and so far, COVID-free. Currently we have said four visitors per unit per week, use hand sanitizer on entry into the building and wear mask in common areas, no use of pool (opened to residents only, one unit at a time, with sign-in sheet) or laundry room, and residents keeping a record of visitors in case we need for contact tracing. Anything we have missed?
- K. Gow: The thinking continues for each of the spaces Julie Allen, it's an articulation of the thought process
- J.T.: Most of the condos in downtown Toronto have opened their rooftop terraces. Everything else that was included in the original closing orders have been officially opened. It looks like they just forgot to include condos. Where is the specific reference that states rooftop terraces must be closed?
- D.W.: How has anyone enforced the limit on the number of users?
- J.BR.: Has anyone info about insurance when considering re-opening scenarios?

- K.M.: Completing a health screening form when booking electronically can be outdated by the time the amenity I used
- J.F.: Excellent point
- D.R-W.: Can residents play euchre in a common room if they wear masks and dispose of cards after. What activities could happen in a games room?
- D.: What does "adequate sanitizing" mean?
- K. Gow: Soft surfaces? Numbers in a specific room / with a specific activity? Have a look at the Ontario website for industry specific guidance.
- J.BR.: Denise, when you say "get professional advice that the gym is safe", how or who would be able to give that to us?
- D.: Section 37 - the corporation is responsible for making the common elements safe for users but should that include knowledge about the users themselves. Would the liability not come back to the users who have not followed the guidelines?
- K. Gow: Enforcement of restricted occupancy? Signage (demarking physical distancing), controlled access (FOB access restrictions/private bookings), one way directional traffic/signage, removal of excess equipment (to discourage more users than the space ought to accommodate)
- W.G.: What does making a gym safe look like? Full time cleaner? Partitions?
- R.B.: What if someone answers yes, they can't use the amenity?
- K. Gow: My best recommendation is to look to "industry specific guidance" from the Ontario website and work through what that might look like in your own community.
- R.B.: People with allergies will have to answer yes. But they are not sick?
- S.S.: but there is no way to know if the symptoms are due to Allergies or the virus, unless you get a test.....many people have allergies during the summer months!
- SA.: Is it reasonable to request masks to be worn in the gym?
- S.S.:Can We get copies or samples of the protocols or signs shown so far?
- K. Gow: Online booking and screening tools? Combining this need with broader communications requirements will give you greater utility.

- P.O.: Unit owners are now taking in young grandchildren, nieces, etc. on a regular basis while parents work from home...should they have forms filled out each time they are on site...2 or 3 times per week.
- LE.: Masks are not recommended while exercising. The World Health Organization has a bit on this on their website. Microorganisms can develop in masks when wet and also they are hard to breathe through when wet from sweat.
- K. Gow: Shortest distance to an e-fillable form? Google, Adobe, etc. can turn a word document form or PDF into a fillable form (I had my daughter help me with it -- you're likely able to find a young person who can offer "IT support").
- SA.: Thanks Lester
- K. Gow: Regular visitors (grandchildren), yes the screening form for users should be done for each usage
- M.K.: It would make more sense to require those using amenities to sanitize surfaces BEFORE using them rather than after. This is a very strong incentive to obey.
- K. Gow: Taking advantage of resources created by public health is a very useful reference (to provide to residents)
- K. Gow: Ontario website, PHAC, your municipal website offers great "training" and guidance. It also ensures consistency (in your condominium and the broader community).
- E.: So do the residents not have to follow the new rules for 30 days?
- J.: With so many changes to the rules to incorporate the protocol of COVID, the rule package will now be a novel instead of a booklet
- J.M.: Can you hold an electronic meeting after the EO or is the 90 days included - without a bylaw?
- S.C.: Same question as JM
- D.R-W.: Correct. The new rule doesn't go into force for 330 days and only if there is no challenge
- D.R-W.: 30 days. Sorry
- W.G.: What determines the difference between a bylaw that needs 50% + 1 of all owners vs. 50% +1 of attendees of owners meeting?

- D.: Do many condos have written formal policies?
- E.: Problem is people are working from home and others want to do loud renovations
- D.R-W.: We do!!!
- M.L.: yes, yes.
- M.L.: I forgot :)
- LY.: How does work from home ppl work with renovations noise?
- LI: WiFi?
- E.: We are not allowing loud renovations
- J.: Thank gawd we have recycling in place which helps so we're seeing a big increase in bins overflowing
- LY.: More garbage. More utilities
- S.S.: We have 1 hour in the morning and 1 hour in the afternoon when only "quiet work" is allowed for contractors doing renovations.
- M.M.: Katherine, you presented a slide on Precautions if you are to reopen. It didn't show Pools, are you able to share that please
- FR.: Is there a provision for emergency/temporary rules to be instated during this time? Signage, reduced access, reduced hours of operation all seem to be changing the rules already?
- P.F.: Is it not September 30, as the State of Emergency is over [at this time] June 30?
- H.F.: Where will you post this form?
- E.N.: The emergency is currently till end of June. 90 days from then is end of September not end of October. I think
- JO.: The contractor must attest that they have not test positive
- D. Plotkin: End of October. Will clarify shortly.
- P.K.: It's 120 days
- P.F.: 120 days is 4 months...

- LI: So 120 not 90 days after Emergency Order?
- P.F.: David will confirm...
- LI: Is this in place of Risk Assessment Public Health is talking about?
- M.K.: Why not just distribute questionnaire to owners and tenants?
- R.B.: That is very important for us. Thanks.
- M.L.: Here is the link to the safety plan posted on Gvt of Ontario website.:
- M.L.: <https://www.ontario.ca/page/develop-your-covid-19-workplace-safety-plan>
- P.O.: Will you download the Safety Plan form, please.
- N.B.: Whaddaya mean "last of the season"? This series should continue indefinitely!
- G. Macpherson: Sorry for the chaos everybody! Didn't get this far based on my counting skills! I am confirming here though, that pursuant to Bill 190, you can hold virtual meetings without a bylaw for 120 days after the Emergency Period ends.
- SAL.: Our condo opened it up.
- LI: Not in Toronto. Have to be in Stage 2???
- SAL.: However, it is a concern with hand sanitizers and alcohol
- J.: Thanks again for a great meeting
- SAL.: In Toronto my condo did!
- P.F.: Thank you again for an informative presentation!
- L.P.L.: Thanks everyone. Great info.
- M.N.: Thanks for a great meeting. I'm going to miss these - they make me feel like I have a support system of people who know much more than I do.

M.L.: Here is the link to the signage mentioned earlier:
<https://www.ottawapublichealth.ca/en/public-health-topics/covid-19-information-for-workplaces.aspx>

J.F.: Thank you for these wonderful webinars!!!

L.C.: Link to form?

LE.: Thank you all.

Y.D.: Thanks from Collingwood see you next week , R

M.L.: Look above. I posted the link for the form above.

D.: Hopefully you will continue these webinars - even monthly would be appreciated

S.S.: Thanks for posting the websites!

D.R-W.: Agreed Deanna

M.L.: <https://www.ottawapublichealth.ca/en/public-health-topics/covid-19-information-for-workplaces.aspx>

C.A.C.: From Tollgate Mews- thanks to everyone for these informative sessions

L.C.: Thank you for excellent presentation

P.: Thank you!!

LI: Thank you!!!!

USER: Thanks a bunch!

M.: Thanks everyone.

P.S.: Thanks to all panelists

J.M.: Thanks again for this presentation

E.L.: Many, many thanks!!

D.R-W.: Well done as usual

G.L.: Thx