

Condo Adviser Webinar COVID Update (September 1, 2021)

CHAT BETWEEN PARTICIPANTS

G.: Hello everyone!!! Missed you guys!!!

[The panel asked attendees where they would go if they were to take a road trip]

A.T.: USA

D.: Condo Advisor webinar!

R.V.: Two years into the future

L.W.: Prince Edward Island :)

B.: Mtl

D.D.: FLORIDA

E.T.: Montreal

G.: East Coast...the across to the West

M.: Newfoundland

J.: Portugal

M.F.: Must have been in the Wilno Tavern :)

C.M.O.: California

K.M.: Drove from Calgary to Vancouver this summer and back! Amazing and can't believe I waited so long in life to do it.

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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- K.O.: New York City!
- V.K.: Would love to take a road trip... to the future...without proxies!
- ****
- B.: can churches have more than 25 ppl. Do they need to be able to maintain safe spacing?
- USER: You might want to put a "not applicable" option. Not all condos have amenities.
- A.T.: Indoor condo amenities are still not opened
- K.O.: Some not all recently opened
- D.W.: Poll doesn't work for us. Outdoor pool and indoor gym open. Indoor event room closed.
- G.: All our amenities are indoor and were to open Aug. 4th but issues with the legality of their waiver so not sure
- J.B.: Poll misleads. Some amenities open; others closed.
- D.: Cancellations are a big problem in our gym even with advanced bookings.
- M.R.: wish I could use that analogy with my residents...
- D.: Mask compliance has been very good in our building (and the TTC), the anti-maskers are a vocal minority. We should ignore them.
- L.: Phrasing wearing masks as insanity is inappropriate
- E.B.: Mask wearing has been good in my condo. And I wear my mask.
I think the problem is that it's also my home - I am surprised that there isn't more resistance in condos and apartment buildings.
- G.: A few ppl think they can walk around without masks, but everyone else wears theirs in the common area.
- M.D.: No choice for partial reopening. Opened the pool but not the gym and sauna
- J.B.: By "interior common elements" does that include party rooms?
- M.D.: how does the occupational health and safety apply for condo employees?
- B.R.: We have kept ALL indoor amenities closed. Last year we had VERY poor results with people exercising self-compliance. Some folks just think that the rules are for other people

- I.F.: What's the legal basis for any condo "policy"? Should it not be a rule?
- E.B.: The province has a mask rule. Why can't condos just follow the provincial requirement?
- C.M.O.: We opened Gyms, Party Room and Guest Suites after Step 3 and its working fine. No violation reported so far. Gym's equipment are spaced out to ensure 6 feet distance and only 10 users at a time allowed.
- E.T.: Very hard to enforce mask wearing in common elements if it's only a condo policy and not supported by the municipal by-law.
- B.R.: WE ARE following provincial requirement but we passed a mask policy BEFORE the city and province brought in the regulations
- B.R.: Anyone know how many attendees at this webinar. I'm curious with respect to the polling results
- L.M.: Our pool and small gym are open to 1 person or unit at a time. Party room and guest suite are not open.
- C.M.O.: No capacity in gym but tracing still required? That will be difficult to implement.
- J.B.: Exit step? Lifting capacity limits but leaving distancing in place?
- E.B.: There is ZERO benefit of virtual AGMs - they do not work as well. Some owners who had questions at our last AGM were ignored. It's great if you want to force through the Board's agenda, but not good for the owners.
- K.F.: Do contractors have to provide proof of vacc when they enter a unit?
- J.B.: Poll needs an N/A option. Vaccination to access what????
- K.F.: I agree, I hate virtual AGM's, things are pushed through and owners have no say or answers to questions.
- E.B.: I have proof of vaccination, and if required, would provide proof if necessary.
- MIC: @ Edward.....same here.....
- G.: Party room used by social/landscape/decor committee caught coming and going without masks throughout the year...while it was closed to residents...no cleaning was done after they left....so the rules and policies do not apply to everyone hmmm
- B.: the vaccine passport says gyms need to ask users to provide proof; why should gyms in condos be different.

- L.M.: What are alternatives to virtual AGM? If we remain at 25 for indoor gatherings and Act requires condos to have AGM
- E.B.: You can meet outside - we have a nice back yard that we could hold our AGM in.
- D.: Our virtual AGMs have worked well. We've had greater attendance than with in person meetings. Also, we've had a broader range of resident questions and no 1 or 2 have been able to try and dominate. Do miss the face to face contact though.
- B.R.: Agree with respect to virtual AGMs. We tried to accommodate all questions but some folks are not very adept at Zoom etc. As president of my corp I think physical meetings ARE better (all things being equal) BUT we would have trouble with attendance if we held a pure physical meeting
- G.: If it is for the greater good I don't see why not.
- D.T.: Even if regulation doesn't _require_ it of condos, would there be anything to +prevent_ condo boards from requiring vaccination?
- E.B.: @Dwight - the only reason why one or two people dominate an in person meeting is because of a poor Chairman. The President needs to learn how to properly chair a meeting, which a once a year owners' meeting isn't sufficient. If need be, bring in a professional Chairman to run an in person meeting.
- MIC: I prefer actual physical meetings....but Covid, unfortunately has checked all the boxes....some good, some not-so-good. Our building is definitely in the not-so-good category. Current virtual meetings have provided a great buffer for the board of directors....no accountability and questions being censored!
- E.T.: Can you cover your thoughts on vaccine policy for cleaning staff, dog walkers, in suite contractors working for residents? Can we enforce them to be vaccinated even though they're hired by the resident and not the Corporation?
- L.M.: We are 111 units. We don't have space to be outside
- E.B.: But how likely are you going to get 111 units present? 100% attendance in person is not likely.
- G.: Our last AGM was virtual. Board shut down any one who was not a 'friend' - so that didn't go over well. Yes, in person can and usually does get rowdy but at least people don't get muted.
- MIC: @Gina.....I hear ya'.....same here.....such non-sense!
- I.F.: If you have a rule that all policies can be enforced, have you not undermined the Condo Act which has built-in protection against imposing undesirable rules? Should policies be rare and limited? This could be viewed as a circumvention of the legal structure for condos.

- L.P.: And if you have a good super as an employee who won't get vaxxed and it is very difficult to replace him - what do you do?
- E.B.: @Liz - Require testing on an ongoing basis? I would do that instead of firing a good employee.
- MIC: @ Liz.....ask to have him tested once or twice a week?
- L.W.: I think most vaccination policies decided to forego the testing option due to 1. Cost of constant tests and 2. Logistically - how can you ensure it is accurate unless it is done properly? So who would do it? At pharmacy each rapid test = \$40. If it is done at condo, who does it?
- L.P.: I agree Lorianne
- K.E.: What about dogs - they apparently can carry Covid
- D.B.: Would rapid testing be an acceptable accommodation for staff that the Board should accept for those who do not want to get vaccinated otherwise they will be removed from building? Key staff!!
- C.M.O.: Why gyms in condos are also excluded from Provincial briefings?
- S.: Can questions be posted in the Q&A rather than this chat please
- S.K.: What about delivery personnel?
- M.D.: good point Shirley... food delivery, Canada post, Purolator etc.
- J.: completely agree with twin David!
- J.B.: Can someone with an exemption use the facilities if you have a vaccine policy?
- E.T.: What is your view if a cleaning lady or dog walker comes into the common area and go up to a unit? If they are unvaccinated they are using elevators, corridors, and lobby and will encounter other residents. Can we enforce them to be vaccinated? If not, there is inconsistency in that we can enforce common area contractors but can't enforce unit contractors, there is no difference for risk.
- G.: Can I put a note on my door for no canvassing?
- D.: Election blog is great, Thanks!
- R.V.: Great session, everyone. Very useful. Missed you guys!
- G.: Thank you all so much - I really missed this. Take care everyone!!!!
- K.O.: Thank you

KIM M.: Thank you, this was helpful.

E.K.: Thanks so much for this probing webinar. Excellent! So much to consider re vax policies, etc...

G.N.: Thanks to all; nice to see everyone back from break!

Graeme Macpherson: Thanks everyone!

K.M.: Thanks!