

# CONDO-VIRUS (EPISODE 7)

## «THE LONG AND WINDING ROAD»

April 29, 2020

LEADING INDUSTRY EXPERTS



# CRISIS PREVENTION CELL

Speakers	Firm
Brian Antman (Auditor)	Adams Miles LLP
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)	Lash Condo Law
Josh Milgrom (Lawyer)	Lash Condo Law
Justin Tudor (Engineer)	Keller Engineering

# AGENDA

Topic	Speaker
Essential services – Update (again)	Legal/Managers
Legal Enigma	Insurance broker
Engineering Stumper	Engineer
Safety/Security Riddle	Auditor / Legal
Management Puzzle	Managers/Legal
Financial Mystery	Legal
Recurring Questions	National Life Safety Group
Next Webinar: Wednesday May 6 @ 5 pm	Organiser

# THE ORDER IN COUNCIL

- AGMs *that were due during emergency period or 30 days after it* are suspended
- Electronic Notice of Board meetings *regardless of what bylaws say*
- Virtual Board Meetings even *without consent of all directors*
- All owner meetings and votes may be held electronically
- If a meeting's time/date/place is being changed to hold the meeting electronically, a new *formal notice of meeting* is not required (however, owners must still be notified)
- Owners may be served by electronic means, event without consent

# THE ORDER IN COUNCIL

- AGM Postponement
  1. By 90 or 120 days after the end of the emergency
  2. Only AGMs affected by the declaration of emergency
  3. You must hold
    - Requisitioned meetings
    - Turn-over meetings
    - Meetings if you've lost quorum

# HYPOTHETICAL DATES

- Emergency began on **March 17, 2020**
- Emergency ends (hypothetically) **May 15, 2020**
- 30-day period after end of emergency: **June 14, 2020**  
(the “**grace period**”)
- 90 days after end of emergency: **August 13, 2020**
- 120 days after end of emergency: **September 12, 2020**



# WHEN IS THE MEETING DUE?

## AGM due during emergency (May 1, 2020)

- Due August 13, 2020 (90 days after emergency ends)

## AGM due during grace period (May 31, 2020)

- Due September 12, 2020 (120 days after emergency ends)

## AGM due after grace period (June 30, 2020)

- Due June 30, 2020 (no change in deadline)

## Requisitioned meetings (Requisition received on May 1, 2020)

- Due June 5, 2020 (regular deadline of 35 days still applies)

## Turn-over meetings (Declarant no longer majority owner on May 1, 2020)

- Due June 12, 2020 (regular deadlines of 21 days to call and 21 days to hold meeting still apply)

## Loss of quorum meetings (Board loses quorum on May 1, 2020)

- Due May 31, 2020 (regular deadline of 30 days still applies)

# THE ORDER IN COUNCIL

- E-voting
- E-meetings
- E-communications to owners
- E-board meetings



# YOUR FIRST VIRTUAL AGM

- Notice of meeting
- Registration
- Proxies
- Quorum
- Scrutineers

# YOUR FIRST VIRTUAL AGM

- Chairing
- Auditor/Appointment/Motions
- Director's report
- Candidates
- Voting

# YOUR FIRST VIRTUAL AGM

- Open Q&A
- Minute taking
- Record keeping

# TO HOLD OR NOT TO HOLD YOUR AGM

- Poll
- Legal considerations
- Managerial considerations
- Auditor's view

- National Post: HVAC update
- Which sign of building distress should not be ignored during the pandemic
- Have your papers in order for « essential work »

- How to deal with emergency crisis during the pandemic?
- What have we learned from the recent condo fires?
- Mental Health

# MANAGEMENT PUZZLE

(SANDY FOULDS)  
(KATHERINE GOW)

- Rule Enforcement
- Volunteer Work
- Yearly Spring Projects
- Explaining what is « essential »
- Technology Struggles

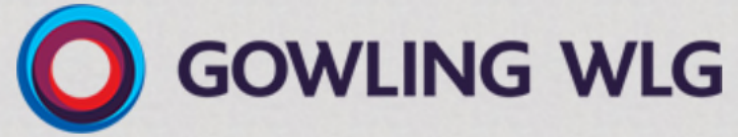
- New Federal Lease Subsidy: Does It Apply To You?
- Mortgages/Loans
- Liens



# NEXT WEBINAR

- **Next tentative webinar :**  
**Wednesday, May 6@ 5pm**
- **Info will posted on [CondoAdviser.ca](https://CondoAdviser.ca)**
- **You will need to register again.**

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**SEE YOU NEXT WEEK !**




**WEDNESDAY, MAY 6 AT 5PM**

**LEADING INDUSTRY EXPERTS**






**QUESTIONS?**

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