

CONDO-VIRUS (EPISODE 11)

«YOUR FIRST VIRTUAL AGM»

May 27, 2020

LEADING INDUSTRY EXPERTS



YOUR EXPERTS

Speakers	Firm
Brian Antman (Auditor)	Adams Miles LLP
Sean Cornish	Apollo Property Management
Rod Escayola (Lawyer)	Gowling WLG
Katherine Gow (Manager)	ACMO
Scarlett Guy	Minute Takers
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

WARNING: Kids do not try this at home

Shortfalls of self-serve virtual meeting platforms:

- Lack of proper authentication
- Reduced control over who gets to vote
- Privacy issues
- Reduced transparency....
- Record keeping challenges
- IT security
- ...



Gowling Landings Towers

AGM 2020



Condo Corp. # 007

- Call to order
- Confirmation of notices/*quorum*
- Approval of Minutes
- Audit / appointment of Auditor
- Covid-19 Update
- E-meeting / E-voting by-law
- Election
- Q&A

May 27, 2020

AUDIT

COVID-19 UPDATE

- Window washing.
- Landscaping.
- Interior maintenance/repairs of common elements.
- Unit renos.
- Benches/gazebos/patios.
- BBQ season (private and communal).
- Social events.
- Realtors' visit of amenities.

E-MEETING AND E-VOTING BY-LAW

- Why are we adopting this by-law?
- It will allow for:
 - Remote meetings
 - Electronic voting
- Safeguards for owners:
 - Real-time owner participation (hand raising; polling, live Q&A)
 - Reliable identification and registration of owners
 - Validation of owners voting; Electronic report
 - Confidentiality of votes
 - Proper record keeping

ELECTION

POST-MORTEM

PITFALLS OF SELF-VIRTUAL AGMs

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

PITFALLS OF SELF-VIRTUAL AGMs

- Chairing
- Auditor/Appointment
- Candidates
- Motions
- Voting

PITFALLS OF SELF-VIRTUAL AGMs

- Open Q&A
- Minute taking
- Record keeping

ZOOM – WEBINAR VS MEETINGS

(DAVID)

WEBINAR	MEETING
More control by host (Chair) <ul style="list-style-type: none">- Limited visibility- More control over mics /camera	Less control by host (Chair) <ul style="list-style-type: none">- Everyone is visible to everyone- Need to control mics /camera
Raising of hands – not visible by attendees	Raising of hands, reactions, yes/no – visible by all
Q&A, Polling, Chat available	No Q&A. Yes Chat and Polling.
No breakout rooms	Breakout rooms (e.g. for scrutineers)
Less transparency / more privacy	More transparency / less privacy
Better reports generated	Need to impose registration requirements for good reports

NEXT WEBINAR

- **Next tentative webinar :**
Wednesday, June 3 @ 5pm
- **Info will posted on CondoAdviser.ca**
- **You will need to register again.**

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SEE YOU NEXT WEEK !


WEDNESDAY, JUNE 3 AT 5PM


LEADING INDUSTRY EXPERTS



QUESTIONS?

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