

## Strata Living

Headline: Majority Votes

Topic: Voting

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**Dear Tony:** Simple question, but we seem to be bogged down in procedure at our strata. What exactly is a majority vote? Is it 50% + one? Does it include proxies or not? What about people who abstain? How are their votes counted?

*Marjorie Ransom*

**Dear Marjorie:** A majority vote is defined as follows: *" a vote in favour of a resolution by more than half of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting"*. Here is an example that explains the vote. A strata corporations consists of 105 units, all with 1 vote per residential strata lot. At the meeting, there are 37 registered in person and 14 by proxy, totaling 51 votes present, which establishes a quorum. A vote is called to approve the annual budget which is a majority vote, and 30 voters are in favour, 18 opposed, and 3 abstain. The total number of votes cast that did not abstain is 48. A majority of 48 is 25; therefore, the majority vote is carried. Abstentions or votes not cast do not count as part of the voting calculations. They are still valuable in that they continue to establish a quorum is present, but they are not used on the calculations. It is important to closely understand your schedule of voting entitlement, because commercial strata lots are not based on 1 vote per lot, but on a

proportional vote of the strata lot size. You may have a grocery store with 12.88 votes or a small deli with .64 votes. It is critical that these votes are counted correctly to ensure the results of the resolutions are reported properly. Non residential strata lot voting cards should be in a separate colour and should list the number of votes for that strata lot on the card so the correct count is taken. You may find that in the case of proportional votes, a vote passes by a small fraction of a vote. That is still a valid majority vote as the legislation does not prescribe 50% + one, only a majority of the votes. With commercial lots, a variation on the 48 votes cast could be 24.55 yes and 23.45, and that would still result in a passed vote. If you want to verify that votes were counted and calculated correctly, record the exact numbers in the minutes.

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