

Strata Living

Headline: Navigating Strata Votes

Topic: Voting

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Written by: Tony Gioventu

I am the president of our strata corporation council. Our strata corporation has a residential section and a commercial section. We hold our sections meetings separately, but we have a joint meet of the corporation to elect the strata council and approve the budget for the corporation each year. Our new property manager did the registration and issued the ballots at the meeting but now the outcome is in question as one owner has challenged how we conducted the voting at the meeting. We did have a new bylaw that applied to the corporation with respects to smoking, and the owner claims the commercial section did not vote separately by $\frac{3}{4}$ vote. He also claims we didn't issue voting cards correctly, because each strata lot received the same voting cards and ballots.

Jim R. Port Moody

Dear Jim: I am afraid that your commercial strata lot owner is correct. One of the most common mistakes made in the basic procedures for sections is that whoever is doing registration or running the meeting is not doing so in accordance with the schedule of voting entitlement. Managing sections is a

daunting and complicated task. The manager is essentially managing 3 separate strata corporations, and the voting entitlement for commercial strata lots is not 1 vote per strata lot, like most residential developments. Commercial voting entitlement is proportional to the size of the strata lot. It is essential that when voting is conducted at a strata corporation meeting with commercial and residential strata lots that the voting cards be issued in separate colours and strata lot numbers be written on cards, so when a vote is taken either by show of cards or by ballots, the strata can calculate the actual number of votes of each lot. For example, in Jim's strata some commercial strata lots may only have .69 votes per lot and 1 lot has 12.7 votes, all based on the area of the commercial space. Make sure you print the schedule of the voting entitlement from the Land Title Registry. It is found either on the registered strata plan or the common index as a separate schedule.

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