

## Strata Living

Headline: Adjournment Leads to Quorum Quandary

Topic: Quorum

Publication date: Mar 1, 2012

Publication: 24 Hours

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We had our strata AGM last night and a matter came up that resulted in our having to adjourn the meeting for 2 weeks. Our meeting was scheduled to start at 7pm. We did not have a quorum until 7:45, once a council member went around knocking on doors and gathered a few proxies. Once the meeting was called to order, an owner raised the matter that if we don't have a quorum within half an hour of the scheduled time of the meeting, the meeting had to be adjourned until the following week. An argument ensued for half an hour, but we can't see the point for adjourning a meeting for a week and have fewer people attend who would then be the quorum, when we already had enough. There is a special levy on the agenda requiring a  $\frac{3}{4}$  vote, but other than that it was routine budget and council. Is there some way around this problem?

*Calvin C.*

**Dear Calvin:** The quorum and voting issues can easily land your strata corporation in court room if you don't comply with the Strata Property Act and your bylaws. The quorum issue is a battle for every strata corporation. The Act requires a minimum of  $\frac{1}{3}$  of eligible voters present in person or by proxy. If there is no quorum within a half hour for the time appointed for the meeting, they were correct, the meeting stands adjourned for 1 week at the same time, place location. That is also a problem, especially if you have arranged a banquet or

convention for a meeting, that may not be available the following week. The solution is for the strata corporation to adopt a quorum bylaw, which is permitted by section 48 of the Act. A simple quorum bylaw may identify a fixed number or lower portion of owners, or stipulate that if a quorum is not present, those persons present in person or by proxy at the meeting is appointed, shall constitute a quorum. Once adopted by  $\frac{3}{4}$  vote resolution and filed in Land Titles, this bylaw makes the quorum issue easier for a strata corporation. The problem our industry suffers is apathy. Unless there is often a burning economic or controversial issue, owners simply don't attend meetings.

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