

## Strata Living

Headline: Agenda Items

Topic: Agendas

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Written by: Tony Gioventu

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**Dear Tony:** Our owners would like council to consider proposing a bylaw that limited the number of rentals in our building to only 5 at any time. Our strata seems to be overrun with rentals and most of our problems of noise and damages come from tenants. I attended the last council meeting and requested council add the proposed bylaw amendment to the agenda. The council agreed to discuss the request; however, we received our notices for the AGM on Thursday and there is nothing on the agenda for the rental bylaw amendments? How do we get items on the agenda?

*Terri W. Port Moody*

### Dear Terri:

If owners wish to have a specific item added to the agenda of an annual or special general meeting there are two methods that may be used. The Strata Property Act allows 20% of the owners to sign a petition to demand a special general meeting be called for specific items. If a petition demanding a meeting is issued to the corporation, the meeting must be held within 4 weeks after the demand is given to the corporation, and the petitioned items must be the first item on the agenda and must be considered before any other matter that notice has been given. So the 20% of the strata corporation's votes sign the petition, deliver it to the corporation, the president or council call the meeting to be

held within 4 weeks, and the council may add additional agenda items after the petitioned items. The second method is simply a petition demanding that a specific item be added to the agenda for the next annual or special general meeting. Again, 20% of the strata corporation's votes sign a petition requesting the agenda item be added to the next meeting, council receives it and includes it on the agenda with the notice of the next general meeting. If the petitioners have a specific resolution and wording intended, they should also include that information with the petition. This is where the petition process is often complicated. Petitioners should confirm that what they are proposing is permitted under the Act and whether if it is a bylaw may even be enforceable.

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