

Strata Living

Headline: Chairing Annual Meetings

Topic: Annual General Meeting

Publication date: Oct 25, 2012

Publication: 24 Hours

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Dear Tony: Our strata corporation had a conflict last week that has resulted in a strata council melt down. The President of council was away for our Annual General Meeting, so the vice president had to chair the meeting. Rather than chair, she appointed the strata manager to chair the meeting. The owners were not in agreement because we have some issues with our current manager, so an owner put forth a motion to elect another council member to chair the meeting. The manager confronted the owner in question, which became a yelling match and the meeting terminated without any business ever being decided. We read our bylaws which requires the president to chair meetings, failing the president the vice president, or failing the vp another person elected by majority vote. Isn't it a simple matter of electing a chairperson by majority vote.

Eleanor W. New Westminster

Dear Eleanor: You are correct. The procedures that apply are those that are published in the bylaws duly adopted by your strata corporation, or failing them, the Schedule of Standard Bylaws from the Strata Property Act. In any case, matters are decided by majority vote of owners at general meetings, unless a specific different vote is required, such as a three quarters vote for bylaw amendments, special levies, court actions, or a unanimous vote to amend

the schedule of unit entitlement. There may be circumstances where the strata corporation wants an outside chairperson to chair the meeting because of legal proceedings, to avoid potential conflicts of interest, or to ensure the strata is complying with the legislation and their bylaws. A chairperson could also be appointed by the courts in specific circumstances. Every strata corporation must closely read their bylaws first. Eleanor's bylaws actually require that the elected chairperson must be from among those eligible voters present. That requires the chairperson to either be an eligible voter or a proxy holder representing an eligible voter. This would preclude the manager from chairing the meeting, because a person providing strata management services is not permitted to hold a proxy.

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