

Strata Living

Headline: How to Expand Strata Council

Topic: Strata Council; expanding numbers, Committees

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Written by: Tony Gioventu

Dear Tony: Our AGM is quickly approaching and like many strata corporations, we are having difficulty getting enough volunteers for strata council. Our bylaws are the same as the SPA Standard Bylaws and we struggle to get the required minimum three council members. It is particularly hard since the majority of our owners are seniors. This year, the daughter of one of our owners approached strata council and said she would be willing to volunteer for strata council. She lives with her elderly mother and is an accountant by profession. She would be a great asset to our strata. Is she allowed to sit on strata council?

Heather in Burnaby

Dear Heather: As you point out, it can be difficult to sometimes get the necessary number of volunteers for strata council. Often the same people are elected year after year simply because no other owners are willing or able to assist with the operations of the strata corporation. In accordance with the Strata Property Act, owners, individuals representing corporate owners and tenants who have been assigned a landlord's right to stand for council, are eligible for strata council.

The SPA does, however, allow a strata corporation to expand eligibility for strata council. So check your bylaws. We often see bylaws that permit spouses and children of registered owners to be eligible for strata

council. If your strata has no such bylaw, you may want to consider this option.

Remember, any bylaw amendment must be passed by a three-quarter-vote resolution at a general meeting and is not enforceable until registered at Land Titles Office.

Another option is to make use of committees, for example a landscaping committee. Committees can help strata council by lightening the workload, increasing owners' involvement and assisting in the long-term planning of the strata corporation. Committees only have the authority delegated to them by strata council so council needs to think about what help they require, how committee members will be selected and what the role of the committee will be. Of note, committees offer assistance however decision-making authority remains with strata council.

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