

### Strata Living

Headline: Video Taping Strata Meetings  
Topic: Recording Meetings, Annual General Meeting / Special General Meeting  
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**Dear Tony:** Our strata has had some serious bullying and abusive behavior in the past at our general meetings. We have 3 people who believe it is their right to abuse the chairperson and the manager and we have had to terminate several meetings without any business being conducted. The police have been called on two occasions and both times they acted normal once the police were there. An owner has asked permission to tape the meetings so we have some evidence of the behavior as we may consider a court application. Are we permitted to record general strata meetings?

*Kelly D. Vancouver*

**Dear Kelly:** The conduct of surveillance at a general meeting of your strata or a council meeting is regulated under the *Personal Information Protection Act* (PIPA). The most important objective of the strata is to ensure they have complied with PIPA, the, and the bylaws of the strata corporation. Check your bylaws to determine if there are any limitations or conditions on taping. Once you have determined there is nothing limitation taping the meeting, the next step is to identify who is taping the meeting and how the information is being used or accessed. Veronica Franco, a lawyer and partner with Clark Wilson LLP in Vancouver has some great tips for the strata to follow. According to Veronica, "the strata must have the consent of the owners by at least a majority vote of the voters at the meeting to permit the taping. This would be consistent with the *Strata Property Act* and ensure the consent was granted under PIPA." The other issue

Veronica raises as a concern for the strata corporation is who is in control of the information. "The strata has the duty to comply with PIPA, so on that basis, it is essential for the strata to take control of the taping and the tapes and files. They can then ensure the access to the information, storage and disposal of the information are provided all within the PIPA requirements. "

Provided the taping does not elevate the conflict, it could be a valuable solution. The very presence of a camera monitoring the behavior and activity of owners and attendees may be sufficient to moderate their behavior.

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