

# Condominium Home Owners Association

A non-profit association serving strata owners since 1976

Bulletin: 300-092

## Condo Smarts

Headline: Three-quarter votes

Topic:  $\frac{3}{4}$  votes

Publication date: August 30, 2004

Publication: The Province

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With the onset of fall comes a flurry of general meetings for strata corporations. Basically, stratas approve their annual budgets and elect a new council, all conducted by majority voting. But what happens with major decisions, many of which are undertaken at this time? Amending bylaws, approving special levies, making major building changes, borrowing money, leasing property and embarking on court actions all require three-quarter votes to be approved.

For years, a Delta strata corporation thought that the only way a three-quarter vote would pass was if at least 96 of their 128 owners showed up at the meeting and all voted in favour of the resolution. Not so. In fact, as long as one third of the eligible voters (in this case, 43) are present in person or by proxy then a three-quarter vote can still pass, and on an even smaller margin. For example, if out of the 43, only 25 voted in favour, seven opposed and 11 abstained, the vote would be successful.

**Strata Law:** "Three-quarters vote" means a vote in favour of a resolution by at least three quarters of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting.

**Tips:** Because of the low turnout at many strata meetings, fewer than 50 per cent of owners usually make all the decisions. Three-quarter votes are usually critical ones. If you cannot attend, try to give your proxy to someone who will respect your voting instructions to represent you. It is difficult to criticize a decision in which you have chosen not to participate. A quick reference chart on three-quarter voting is available by emailing or calling our office and requesting bulletin 400-002.

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