

Strata Living

Headline: How Votes are Counted

Topic: Voting

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Could you please explain to us how votes are counted for majority votes and three-quarters votes? We had several resolutions that failed at our meeting last Saturday, and now an owner has advised the votes were not counted correctly. Here is an example: we have 84 units in our strata. 56 people registered in person and by proxy. The three-quarters votes and majority votes were calculated on the 56 that were registered, not the 84 total units. So a majority vote required 29 votes and a three-quarters vote required 42 votes to pass

The Belvedere Strata Council, Burnaby

Dear council and managers: This is a very common error that is made in calculating votes. They are either tallied against the total number of strata lots or the number who are registered at the meeting and neither calculation is correct.

For both a majority vote and a three-quarters vote, the language is very clear. It is the total number calculated on those who have voted for or against the resolution at the time the vote is taken, and *who have not abstained*.

Whether it is a majority vote or a three-quarters vote, always ask for the total number of votes in favour and the total opposed, and then the majority of three-quarters vote is based on those numbers. For example, on a three-quarter vote: 35 vote yes, seven vote no, and the remainder abstained or simply do not vote. Take the total, $35 + 7 = 42$, and it is three-quarters of 42, which is 31.5 or 32 that is the minimum required.

It is easy to calculate by a show of voting cards whether a majority of owners are in favour of a resolution, however, it is important to record an actual count for the record to ensure that you have counted the vote total and then calculated the vote properly.

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