

Strata Living

Headline: How do we reconsider a three-quarters vote?

Topic: voting

Publication date: June 13, 2013

Publication: 24 Hours

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Dear Tony: what does the strata property act mean by a reconsideration of a three quarters vote? Does it mean that if the owners did not agree to the outcome they can force another vote to be taken? Does it apply at the same general meeting so we can request we re-vote on the issue? Our strata had massive confusion around the vote for a special levy for a roof replacement and no one is really clear on the outcome of the vote.

Elaine W. North Vancouver

they are calculated correctly, and whether the waiting period applies. If your strata passes a vote with less than 50% of the owners in favour, wait the 7 days before you file bylaws, property designations, approve significant alterations, and those decisions that can't wait for the 7 day period.

Dear Elaine: the reconsideration of a vote only applies under the following condition: When a three quarters vote is passed and less than 50% of the votes of the corporation were cast in favour passing the vote, then the owners representing 25% of the votes owners within 1 week may issue a petition demanding the vote be reconsidered. For example, in an 80 unit strata, if a vote is passed by 39 out of 42 owners at a meeting, the strata corporation is exposed to the possibility of a demand petition for reconsideration of the vote. Unless there is a the need to ensure safety or prevent significant loss or damage, the strata corporation must not take any action to implement the resolution until the 7 days has passed. The implication is the strata should always accurately report and record the results of three quarters votes to ensure

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