

Kerin Benson Lawyers Fact Sheet 5

General Meeting Resolutions

There are four types of resolutions that might be passed at general meetings: ordinary, special, unopposed or unanimous.

For an owners corporation with one or two members, the requirements for passing an ordinary, special, unopposed or unanimous resolution at a general meeting are that no votes are cast against the resolution and at least one vote is cast in favour of the resolution.

An abstention for any unit does not in itself prevent an ordinary, special, unopposed or unanimous resolution from being passed, if at least one vote is cast in favour of the resolution.

If the owners corporation has two members, both must be present to make up a quorum for consideration of the resolution, unless either is not entitled to vote on the resolution.

For an owners corporations with more than two members, the table below applies.

A poll may be demanded on an ordinary or special resolution at a general meeting by anyone present and entitled to vote at the meeting. A poll may be taken in any way the chairperson considers appropriate (secret ballot, show of hands, etc). Such a demand for a poll may be withdrawn. The result of a poll must be declared at the meeting by the chairperson as soon as it is worked out and decides whether or not the resolution for which the poll was demanded has been carried (s. 3.29, Schedule 3, UTMA).

Resolution	Normal Vote	Poll Vote	Examples	Statutory Reference
Ordinary	The number of votes cast in favour of the resolution is greater than the number of votes cast against the resolution	The voting value of votes cast in favour of the resolution is greater than the voting value of votes cast against it	Unless a special, unopposed or unanimous resolution is required, the standard way to approve decisions at general meetings	s. 3.15, Schedule 3, UTMA

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Special	Number of votes cast in favour of the resolution is greater than the number of votes cast against it and the votes cast against the resolution number less than 1/3 of the total number of votes that can be cast by people present at the meeting (including proxy votes)	The voting value of votes cast in favour of the resolution is greater than the voting value of the votes cast against it and the voting value of votes cast against the resolution is less than 1/3 of the voting value of the total number of votes that can be cast by people present at the meeting (including proxy votes)	Amending rules of owners corporation (s. 108(1) UTMA) Enter into a service contract for a period longer than 3 years (s. 60(3) UTMA)	s. 3.16, Schedule 3, UTMA
Unopposed	No votes are cast against the resolution and at least 1 vote is cast in favour of the resolution	N/A	Matters of major significance to individual unit owners	s. 3.17, Schedule 3, UTMA
Unanimous	The requirements of a unanimous resolution are the same as an unopposed resolution except that in addition, each person entitled to vote on the resolution is either present at the meeting or has given a proxy or has cast an absentee vote. An abstention does not prevent a unanimous resolution.	N/A	Matters so crucial that they must be debated at a general meeting in presence of everyone who is entitled to vote	s. 3.18, Schedule 3, UTMA

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