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We are over a year into the pandemic and are starting to see the end in sight, even as we weather the third wave.

As a Condominium Board member, we have all gotten used to Zoom Board meetings, and have hopefully worked out any kinks in communicating with our condo community members at large. Some Condominium Boards have embraced AGMs in a variety of non-traditional ways, while others are almost two years into their Board Director 1 year term, as they wait to hold an in person AGM. At CCI-NS, we have seen our members rise to the challenges COVID -19 has posed and have embraced being forced into adopting technology in the running of their Condominium.

Our Professional members who work in Condominium have also adapted well to the changing needs of their clients. They have learned to master Zoom, and have come up with practical and creative ways to help their clients.

CCI-NS has embraced this shift to digital and has gone all-in on webinars. I am so impressed by our CCI-NS Board for increasing our education offerings in a time like this and for ensuring that all members see the value we bring. The move to webinars has also helped us reach out to our members outside of HRM.

For me, the main take away as we all embrace working in this more digital space, is the amount of time that can be saved. I have enjoyed being able to chair board meetings for clients, and participate in my own condo board meetings, in the comfort of my home, without losing any time to travel, and of course, while wearing sweat pants.

I hope you all enjoy the information in this newsletter, and continue to attend both the provincial and national virtual education offering that CCI is putting on. Visit our website for the most up to date information about all upcoming education offerings, ccinovascotia.ca. We are available to assist in any way we can, so please do not hesitate to reach out to us at info@ccinovascotia.ca.

Condo Board Q & A: Voting



CCI-NS receives questions from its members and provides answers by our board and industry experts. These are general answers meant to provide general responses. Where you have detailed questions specific to your situation, your condo corporation, or involving legal or financing matters, you should always seek professional advice.

Question:

Is the Chair of a condo board, or even a regular member of a condo board, allowed to give their proxy to another member if they are unable to attend a regular meeting that is not an AGM? There is nothing mentioned in our By-Laws or Declaration to cover the proxy other than at an AGM. Robert's Rules of Order states that unless it is written in the Declaration or a By-Law, there should be no use of proxy other than at the AGM. Is there a rule for Condo Boards and where is it stated?

Answer:

No Board member can give a proxy to anyone to attend a Board Meeting on their behalf. The Board member must be present. An owner can give anyone their proxy to attend on their behalf at any meeting of owners which includes the AGM and all other General Meetings. Any meeting of owners which is not an AGM is a General Meeting. Roberts Rules have no relevance to condominium meetings. The Act, Declaration and By-laws govern condominiums and condominium meetings.

Question:

We have a Board member whose condo fees are in arrears. The other Board members are at a loss as to what to do about her status on the Board. Our by-laws do not address this situation. Do you have any help or suggestions?

Answer:

A Board member is also a unit owner and has voting rights for the two separate and distinct roles. At the unit owner level, if in arrears they cannot vote as a unit owner. At the Board level, a member's authority comes from being elected by the other unit owners. Once elected to the Board they have full Board voting rights as a Board member at the Board level whether in arrears or not. It's a strange loophole, but as a result unit owners in arrears can be elected to the Board, even though they may not vote in the election!