

COVID-19 & Election of Strata Committee

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This fact sheet outlines Electronic Voting for Election of the Committee

OCN, in conjunction with our Premium Sponsor, Strata Plus, are recommending the following as an approach to resolve electronic voting for committees.

There are three options available to owners (really two options, the second with two alternatives):

1. Hold AGMs via Video Conference

In that case, there is no change to section 30 or Sch1 S5 of the Strata Schemes Management Act regarding nomination of committee members.

2. Where meetings are held in writing

In this case election of the committee is the only item that can't be pre-voted on due to the S30 / Sch 1 S5 requirements that allow for nomination of committee members at the AGM.

There are two potential alternatives:

2a. Roll the current committee over

Have a motion in the AGM papers replacing the motions to set the committee number and election of the committee, to simply roll the current committee over.

If this motion is passed – all done. The current committee members are re-elected.

2b. Elect a new committee

In the event owners are not happy with the current committee a second option is the owners resolve to, at the 'end of business', adjourn the AGM ("AGM.2" – Sch 1 S20 adjournment) at a date to be determined in advance by the secretary, that adjourned meeting to be in writing.

2b i) Purpose of AGM.2:

Prior to AGM.2, call for nominations, including all the requirements of Sch 1 S 5 and a 100 (Or 300 word) summary of relevant experience and qualifications, via email or other electronic form, to be presented to the secretary within 7 days;

2b ii) Draft a motion

Based on the nominations received, the secretary will draft a motion for the number of committee members required;

2b iii) Notify owners of adjourned meeting date

The secretary will advise all owners of the adjourned AGM.2 date to elect members of the committee; and

2b iv) Distribute the notice of meeting

The notice of meeting for "AGM.2" to be distributed within 7 days of the proposed AGM.2 meeting date and include a ballot form with:

- a) the number of committee members required for the scheme and
- b) all the nominees, from which the owners can select their preferred candidate, up to that required number.

AGM.2 is simply an adjournment of the AGM in order for the owners to vote on election of the committee, so is consistent with the intent of nominees being called from the floor at the original AGM. With respect to either motions 2a or 2b, owners can either vote for one or the other – the result will be known at the time of the initial AGM and the secretary can make the determination if AGM.2 is required.

It is important that there is no perception of the committee being stacked in a particular way, or that we have influenced the selection of committees by the way motions are worded.