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BC STRATA AND CONDOMINIUM LAW NEWSLETTER

March 2020

Update on Cancelling Meetings (The Covid-19 Corona Virus)

This Morning, the Provincial Government ordered the cancellation of all meetings with more than 50 people attending. That directive is binding upon strata corporations, and should be adhered to until further restricted or rescinded. Strata Councils also need to consider modifying the way they convene smaller meetings, or consider postponing them.

On Friday, the BC Supreme Court noted that lawyers were being encouraged to consent to adjourn non-urgent Court Applications, and noting that criminal cases will be prioritized and to expect delays in civil proceedings.

This seems to be a time for increased cooperation and pragmatic, sensible precaution. The best medical science and prevailing opinions suggest that a higher than usual level of caution is recommended in order to slow the spread of the virus, protect the more vulnerable members of our community, and to help ensure that our medical professionals are not overwhelmed and personally endangered by this virus.

Obviously, electronic attendance, attendance by proxy or electronic meetings with appropriate bylaws are preferred to in-person meetings, but that isn't always possible, especially on short notice.

Non-essential strata meetings should not proceed at present. If council has questions, summary legal advice should be sought about how to handle more urgent meetings - particularly where a meeting:

1. Already has a fixed date and notice has already been sent,
2. Has been demanded by 20% or more of the voters,

3. is an Annual General Meeting which is due within 60 days of the year-end
4. Is urgently required to address repair/remediation/insurance or health and safety concerns.

Due to Provincial and National Health recommendations and for the protection of our clients, team members and the general public, our office will be restricting in-person appointments and meetings until further notice. Please confirm whether an in-person meeting is required, and we will gladly arrange teleconferences or online consultations. Our work flow is intended to proceed to meet our client needs while minimizing in-person contact for the time being.

Fischer & Company

Fischer & Company, located in the heart of the Okanagan, Kelowna, has provided a wide range of legal services to individuals, strata corporations and management companies in Kelowna, the Okanagan, and throughout the entire Province of British Columbia, since 2007. For more information on our Services Offered, to review our online Strata Basic Tips or New updates, or to see how we can assist you with your issue, please visit our website at www.fischerandcompany.ca

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