



**Strata Property Act Filing**

**VICTORIA LAND TITLE OFFICE**  
MAR 11 2021 16:00:38.001  
**CA8836763**

1. Contact

**C.D. Wilson Law Corporation  
Barristers and Solicitors  
630 Terminal Avenue North  
Nanaimo BC V9S4K2  
250-741-1400**

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

**Form-I Amendment to Bylaws**

3. Description of Land

PID/Plan Number

Legal Description

**VIS1983**

**THE OWNERS, STRATA PLAN VIS1983**

**Electronic Signature**

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

**Cora Darlene  
Wilson RC2A62**

Digitally signed by Cora  
Darlene Wilson RC2A62  
Date: 2021-03-11  
15:59:17 -08:00

*Strata Property Act*

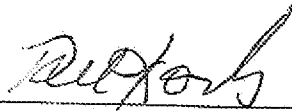
Form I

**AMENDMENT TO BYLAWS**

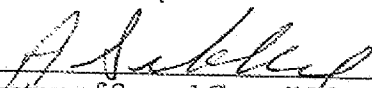
*(Section 128)*

The Owners, Strata Plan VIS1983 certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on February 24, 2021.

**See Attached Schedule Amendments to Bylaws**



\_\_\_\_\_  
Signature of Council Member



\_\_\_\_\_  
Signature of Second Council Member  
*(not required if council consists of only one member)*

\* Section 128 (2) of the Act provides that an Amendment to Bylaws must be filed in the land title office.

**RESOLUTION  
TO AMEND THE BYLAWS OF  
THE OWNERS, STRATA PLAN VIS 1983  
(the “Strata Corporation”)**

**WHEREAS** The Owners, Strata Plan VIS 1983 (the “Strata Corporation”) wishes to amend the bylaws of the Strata Corporation pursuant to the *Strata Property Act*, S.B.C. 1998, Chapter 43;

**NOW THEREFORE BE IT RESOLVED** by 3/4 vote of the Strata Corporation pursuant to 128 of the *Strata Property Act*, S.B.C. 1998, Chapter 43, that the bylaws registered in the Land Title Office on May 4, 2012 under Instrument No. CA2526761 (“**Consolidated Bylaws**”), May 31, 2016 under Instrument No. CA5221846, March 29, 2017 under Instrument No. CA5896692, March 16, 2018 under Instrument No. CA6684909 and March 19, 2019 under instrument number CA7400701 (collectively the “Registered Bylaws”), shall be the bylaws of the Strata Corporation except as hereinafter altered, amended or added to:

1. Consolidated Bylaws 15(1)-(3) shall be repealed and replaced with the Consolidated Bylaws 15 (1)- (8) as follows:

**Requisition of council hearing**

- 15**
- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
  - (2) If a hearing is requested under subsection (1), the council must hold a council meeting to hear the applicant within four (4) weeks after the request.
  - (3) The council meeting at the option of council may be held by electronic means including telephone conferencing, zoom, skype or any other electronic means, so long as all council members, the applicant and authorized participants can communicate with one another.
  - (4) Council members, the applicant and authorized participants in a hearing held by electronic means at a duly convened council meeting are deemed to be present in person and this method is deemed to provide the applicant with an opportunity to be heard in person at a council meeting for purposes of Strata Regulation 4.01.
  - (5) Observers cannot attend hearings.
  - (6) Authorized representatives may assist the applicant at the hearing with the applicant’s consent and other authorized persons, excluding observers, may attend and participate at the hearing with prior approval of the applicant and council.
  - (7) A digital recording of a hearing is not permitted without the approval of the applicant and council by majority vote.

- (8) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one (1) week after the hearing.
2. The Consolidated Bylaw 17(1)-(5) shall be repealed and replaced with the following Consolidated Bylaw 17(1)-(5) as follows:

**Council meetings**

- 17** (1) The council may meet together for the conduct of business, adjourn, and otherwise regulate its meetings as it sees fit.
- (2) At the option of council, council meetings and hearings may be held by electronic means including telephone conferencing, skype, zoom or any other electronic means, so long as all council members and other participants can communicate with each other.
- (3) If a council meeting is held by electronic means, council members, hearing applicants and authorized participants are deemed to be present in person.
- (4) The council may rule by majority vote that observers are not permitted and in that event the ruling shall be final and binding.
- (5) Despite subsection (4), no observers may attend those portions of a council meeting that deal with any of the following:
- (a) bylaw contravention hearings under section 135 of the *Act*;
  - (b) rental restriction bylaw exemption hearings under section 144 of the *Act*;
  - (c) hearings pursuant to section 34(1) of the *Act*;
  - (d) in camera council meetings; or,
  - (e) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.
3. Consolidated Bylaws 18(1)-(3) shall be repealed and replaced with Consolidated Bylaws 18(1)-(5) as follows:

**Voting at council meetings & email votes**

- 18** (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.
- (4) A vote at a council meeting may be conducted by email in exceptional circumstances subject to the following conditions:

- (a) at least a majority of council members eligible to vote at a council meeting must respond to the request for an email vote by voting in favour of the resolution, voting against the resolution or abstaining and this vote shall be delivered to the Strata Corporation email address as soon as practically possible after the date of the request;
  - (b) if a council member objects to the email vote or if a majority fail to respond to the request for an email vote, then the vote shall be postponed until the next duly convened council meeting;
  - (c) subject to subsection (b), a resolution receiving email votes in favour from a majority of council members shall be deemed to be approved; and,
  - (d) the vote taken by email shall be recorded in the council minutes and distributed to the owners as soon as feasible.
- (5) If a council meeting is held by email, council members are deemed to be present in person and notice of the meeting is deemed to have been waived.
4. The following shall added to the Consolidated Bylaws as Consolidated Bylaws 50 – 53 as follows:

#### **Electronic general meetings**

- 50** (1) The council may hold annual or special general meetings by electronic means, including special general meetings demanded by 20% of the strata corporation's votes pursuant to section 43 of the *Act* or by 25% of the strata corporation's votes pursuant to Consolidated Bylaw 12(4), including by telephone conference call, zoom, skype or any other electronic means, so long as all authorized participants and eligible voters can communicate with each other during the meeting.
- (2) If an annual or special general meeting is held by electronic means, eligible voters are deemed to be present in person or by proxy.
- (3) An authorized participant means an agent of the Strata Corporation including a strata manager, legal counsel, insurance agent, CHOA representatives or any other person authorized by council to attend prior to the meeting.
- (4) The notice package for an electronic meeting must include the following:
- (a) a notice of meeting including a description of matters that will be voted on at the meeting and the proposed wording of any resolution requiring a  $\frac{3}{4}$  vote, 80% vote or unanimous vote;
  - (b) budget and financial statement referred to in section 103 if the meeting is an annual general meeting;
  - (c) agenda;
  - (d) proxy form;
  - (e) voting ballot form; and,

- (f) practices and procedures governing the meeting.

**Person to chair electronic meeting**

- (5) Annual and special general meetings held by electronic means must be chaired by the president of the council.
- (6) If the president of the council is unwilling or unable to act, the electronic meeting must be chaired by the vice president of the council.
- (7) If neither the president nor the vice president of the council chairs the electronic meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.
- (8) The secretary of the council shall prepare the minutes of the electronic meeting.
- (9) If the secretary of the council is unwilling or unable to act, the minutes of the electronic meeting must be prepared by an authorized person or eligible voter appointed by the chair.
- (10) The chair may appoint authorized participants or eligible voters to assist with practice and procedure during the electronic meeting.

**Participation by other than eligible voters at electronic meeting**

- 51** (1) Persons who are not eligible to vote or are not authorized participants cannot participate in the discussion at a general meeting held by electronic means.

**Voting at electronic meeting**

- 52** (1) At an annual or special general meeting held by electronic means, registration, verification of proxies, participation and quorum of eligible voters in person or by proxy must be confirmed by the chair at the beginning of the meeting by calling the roll.
- (2) All matters will be decided by majority vote at an electronic annual or special general meeting unless a different voting threshold is required or permitted by the *Act* or the regulations.
  - (3) The outcome of a vote on a resolution must be announced by the chair and recorded in the minutes of the meeting.
  - (4) If a precise vote is requested, the chair must decide whether the vote will be by roll call or some other method.
  - (5) The outcome of each vote requiring a precise count, including the number of votes for and against the resolution and any abstentions must be announced by the chair and recorded in the minutes of the meeting.
  - (6) If there is a tie vote on any matter at an electronic annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.

- (7) Notwithstanding any other bylaw, a vote may not be conducted by secret ballot at an electronic annual or special general meeting.
- (8) The votes on a resolution at an electronic meeting may be cast by eligible voters using any one of the following voting methods:
  - (a) email during the voting window;
  - (b) show of voting ballots if visual electronic communication is available;
  - (c) call of the roll;
  - (d) restricted proxy; or,
  - (e) any other electronic method that identifies votes of eligible voters in the discretion of the chair.
- (9) Amendments to resolutions and the budget may be voted upon by calling the roll or by any other electronic method so long as the chair can determine the outcome of the vote by all eligible voters during the meeting.
- (10) After the voting window is closed at the meeting:
  - (a) the total number of votes cast by the eligible voters on each resolution including ballots cast during the voting window and restricted proxy votes will be calculated;
  - (b) restricted proxy votes must be addressed pursuant to the owner's instructions;
  - (c) the chair will announce the outcome of the vote for each resolution including the total number of votes cast, the number of votes in favour, against, abstentions and whether the resolution was approved or defeated; and,
  - (d) the outcome of the vote must be recorded in the minutes of the meeting.
- (11) The Strata Corporation must keep all ballots and proxies for an electronic annual or special general meeting for a period of two (2) years after which they shall be destroyed.

#### **Order of business for electronic meeting**

- 53** (1) The order of business at annual and special general meetings held by electronic means is as follows:
- (a) verify proxies;
  - (b) verify eligible voters present in person or by proxy and participating in the meeting by calling the roll;
  - (c) establish and announce quorum;
  - (d) call the meeting to order;
  - (e) elect a person to chair the meeting, if necessary;

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- (f) report the method of notice of the meeting;
  - (g) approve the agenda;
  - (h) confirm procedures and voting methods for the meeting;
  - (i) approve minutes from the last annual or special general meeting;
  - (j) receive reports that relate to the order of business;
  - (k) ratify any new rules made by the strata corporation under section 125 of the Act included in the notice of meeting;
  - (l) report on insurance coverage as part of an electronic annual general meeting in accordance with section 154 of the Act;
  - (m) discuss the budget for the coming year in accordance with section 103 of the Act, if the meeting is an electronic annual general meeting;
  - (n) deal with new business and resolutions, including any matters about which notice has been given under section 45 of the Act;
  - (o) confirm the method for electing council;
  - (p) conduct balloting and vote on agenda items, resolutions and/or elect a council, as applicable, using the voting methods adopted for the meeting;
  - (q) terminate the meeting.
- (2) The order of business at an annual or special general meeting set out in subsection (1) may be changed by a majority vote at the meeting.

**THE END**