

March 17, 2023

To all owners:

During the Pandemic Emergency we held meetings of the Board and of the members of the condominium corporation by Zoom. This was authorized by the orders issued in connection with the emergency, but those have now ended.

The *Condominium Act* was amended last year to allow virtual meetings *when permitted by the declaration and bylaws of the corporation*. Unfortunately, our documents are old, written at a time when such meetings were unknown, and they speak only in terms of conventional, in-person, meetings. The Board found the virtual meetings to be a real convenience and we believe that the owners did too. We therefore propose to amend our Declaration and By-laws to specifically authorize such meetings.

The attached draft amendments also include some amendments to some obsolete parts of the By-laws, which are explained in the draft documents.

Amending the declaration requires approval by 80% of owners, while the amendment of the bylaws requires approval of 66 2/3%. **This cannot be done at a meeting - it requires approval by the required percentage of *all* owners, so we must collect ballots from everyone.**

More particularly, in each case we need approval by owners of the required percentage of the common elements. Since a few larger units have extra ownership interest, we must have the owner's name on each ballot so we can track this.

With this memo we provide draft amendments to the Declaration and By-Laws. We must vote on them separately, so we attach one ballot for each. The material is also on the website, and you can print out ballots there as well. Please complete and return both ballots. You can drop them off with the Commissionaires or fax them to 902-429-8067.

Our By-laws provide that, where a unit is co-owned, either owner may vote (i.e., sign the ballot), but there can be only one vote per unit.

If the amendments are approved, we will be able to use electronic voting in future!

We will hold a meeting of owners in the main lobby on Tuesday, April 4, to discuss any questions.

You can send comments or questions to sgboard@bellaliant.net