

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 55-79.77 of the Code of Virginia, relating to the Condominium Act;*
3 *meetings of unit owners' associations; proxy voting.*

4 [H 2647]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 55-79.77 of the Code of Virginia is amended and reenacted as follows:**8 **§ 55-79.77. Meetings of unit owners' associations and executive organ; voting by unit owners;**
9 **proxies.**10 A. The bylaws may allocate to each unit depicted on plats and plans that comply with subsections A
11 and B of § 55-79.58 a number of votes in the unit owners' association proportionate to the undivided
12 interest in the common elements appertaining to each such unit.13 B. Otherwise, the bylaws shall allocate to each such unit an equal number of votes in the unit
14 owners' association, subject to the following exception: Each convertible space so depicted shall be
15 allocated a number of votes in the unit owners' association proportionate to the size of each such space,
16 vis-a-vis the aggregate size of all units so depicted, while the remaining votes in the unit owners'
17 association shall be allocated equally to the other units so depicted.18 C. Since a unit owner may be more than one person, if only one of such persons is present at a
19 meeting of the unit owners' association, that person shall be entitled to cast the votes appertaining to that
20 unit. But if more than one of such persons is present, the vote appertaining to that unit shall be cast
21 only in accordance with their unanimous agreement unless the condominium instruments expressly
22 provide otherwise, and such consent shall be conclusively presumed if any one of them purports to cast
23 the votes appertaining to that unit without protest being made forthwith by any of the others to the
24 person presiding over the meeting. Since a person need not be a natural person, the word "person" shall
25 be deemed for the purposes of this subsection to include, without limitation, any natural person having
26 authority to execute deeds on behalf of any person, excluding natural persons, which is, either alone or
27 in conjunction with another person or persons, a unit owner.28 D. The votes appertaining to any unit may be cast pursuant to a proxy or proxies duly executed by
29 or on behalf of the unit owner, or, in cases where the unit owner is more than one person, by or on
30 behalf of all such ~~persons~~ *unit owners*. No such proxy shall be revocable except by actual notice to the
31 person presiding over the meeting, by the unit owner or by any of such persons, that it be revoked.
32 Except to the extent otherwise provided in the condominium instruments, any proxy shall be void if it is
33 not dated, or if it purports to be revocable without notice as aforesaid. ~~The proxy of any person shall be~~
34 ~~void if not signed by a person having authority, at the time of the execution thereof, to execute deeds~~
35 ~~on behalf of that person. Any proxy shall be void if not signed by or on behalf of the unit owner. If the~~
36 ~~unit owner is more than one person, any such unit owner may object to the proxy at or prior to the~~
37 ~~meeting, whereupon the proxy shall be deemed revoked.~~ Any proxy shall terminate after the first
38 meeting held on or after the date of that proxy or any recess or adjournment of that meeting. The proxy
39 shall include a brief explanation of the effect of leaving the proxy uninstructed. To the extent the
40 condominium instruments or rules adopted thereto expressly so provide, a vote or proxy may be
41 submitted by electronic transmission, provided that any such electronic transmission shall either set forth
42 or be submitted with information from which it can be determined that the electronic transmission was
43 authorized by the unit owner or the unit owner's proxy.44 E. If 50 percent or more of the votes in the unit owners' association appertain to 25 percent or less
45 of the units, then in any case where a majority vote is required by the condominium instruments or by
46 this chapter, the requirement for such a majority shall be deemed to include, in addition to the specified
47 majority of the votes, assent by the unit owners of a like majority of the units.48 F. All votes appertaining to units owned by the unit owners' association shall be deemed present for
49 quorum purposes at all duly called meetings of the unit owners' association and shall be deemed cast in
50 the same proportions as the votes cast by unit owners other than the unit owners' association.51 G. Except to the extent that the condominium instruments provide otherwise, the voting interest
52 allocated to the unit or member that has been suspended by the unit owners' association or the executive
53 organ pursuant to the condominium instruments shall not be counted in the total number of voting
54 interests used to determine the quorum for any meeting or vote under the condominium instruments.