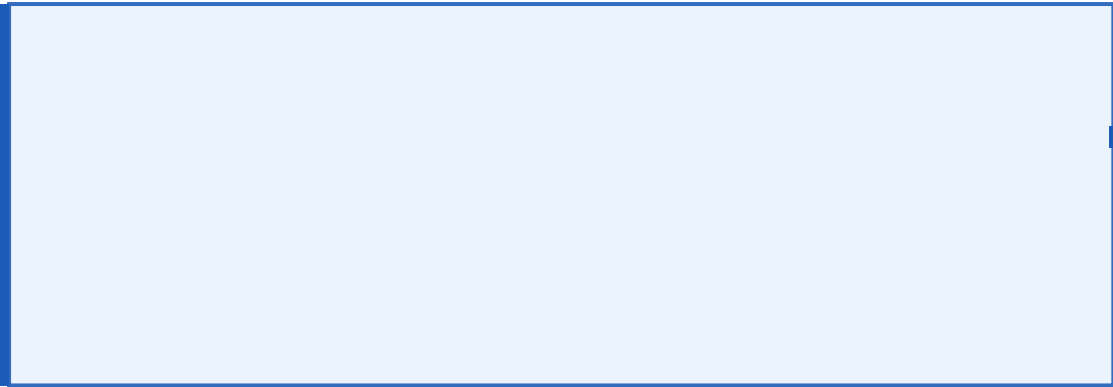


Section 4. - Sample Provision Excerpt (Public Preview)

ANNUAL MEETING: The Annual Meeting of the Board of Directors shall be held in a public place which is handicap accessible on a Saturday in May of each year in the Town of New Fairfield, Connecticut, as may be designated by the Board of Directors, immediately following the Annual Meeting of the voters.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. 4. (p. 3): Potential Issue for Review: Uploaded documents do not include Connecticut CIOA (Conn. Gen. Stat. § 47-261e) 30-day budget/special assessment summary delivery and 10-to-60-day Unit Owner ratification meeting procedure - look for this language in other governing documents, standalone board policies/resolutions, Rules & Regulations, or amendments that were not included in this review (and confirm any applicable statutory threshold).

Statutory / Legal Reference: Conn. Gen. Stat. § 47-261e(a) - (b)

Statutory Comparison: Under Conn. Gen. Stat. § 47-261e(a) - (b), within 30 days after adoption of any proposed annual budget or non-emergency special assessment, the executive board must provide a summary to all unit owners and schedule a unit owner meeting between 10 and 60 days after delivery to consider ratification. The budget or special assessment is ratified unless a majority of all unit owners votes to reject it.

CURRENT WORDING IN DOCUMENT:

ANNUAL MEETING: The Annual Meeting of the Board of Directors shall be held in a public place which is handicap accessible on a Saturday in May of each year in the Town of New Fairfield, Connecticut, as may be designated by the Board of Directors, immediately following the Annual Meeting of the voters.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

First look for this language in other governing documents, standalone policies/resolutions, or amendments not included in this review. If not already addressed in another document (and if applicable to this community), incorporate: Pursuant to Conn. Gen. Stat.