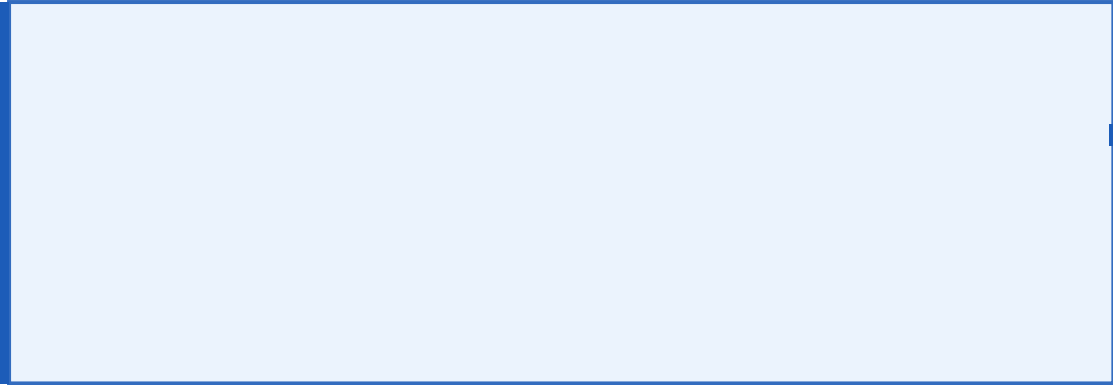


Section 4. - Sample Provision Excerpt (Public Preview)

Quorum:

At any meeting of the members the presence of one-tenth of the members entitled to vote in person or by proxy shall be necessary to constitute a quorum for all purposes except as otherwise provided by law, and the act of a majority of the members entitled to vote present at any meeting at which there is a quorum shall be the act of the full membership except as may be otherwise specifically provided by statute.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 4. (p. 3): Governing documents omit the mandatory Connecticut CIOA (Conn. Gen. Stat. § 47-261e) 30-day budget/special assessment summary delivery and 10-to-60-day Unit Owner ratification meeting procedure.

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:

Quorum: At any meeting of the members the presence of one-tenth of the members entitled to vote in person or by proxy shall be necessary to constitute a quorum for all purposes except as otherwise provided by law, and the act of a majority of the members entitled to vote present at any meeting at which there is a quorum shall be the act of the full membership except as may be otherwise specifically provided by statute.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Conn. Gen. Stat. § 47-261e(a) - (b), within thirty (30) days after adoption of any proposed annual budget or non-emergency special assessment, the Executive Board shall provide a summary thereof to all Unit Owners and set a date for a Unit Owner meeting not less than ten (10) nor more than sixty (60) days after delivery to consider ratification.