



Section OCBCA - Sample Provision Excerpt (Public Preview)

OCBCA
LIMITED PROXY/MEETING BALLOT
The undersigned, owner or designated voter of: _____ appoint
(OCBA Property Address)
(Check one*)
a) Clerk of Old Colony Beach Association,

ISSUE #1 _____ (if you check b, write in the name of your proxy), as
my proxyholder* to attend the Semi-Annual General Membership...

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. OCBCA (p. 4): 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:

OCBCA LIMITED PROXY/MEETING BALLOT The undersigned, owner or designated voter of: _____ appoint (OCBA Property Address) (Check one*) _____
a) Clerk of Old Colony Beach Association, _____ b) _____ (if you check b, write in the name of your proxy), as my proxyholder* to attend the Semi-Annual General Membership...

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...