

Section (c) - Sample Provision Excerpt (Public Preview)

Waiver of Notice. No notice of the time, place, or purpose of any meeting need be given to any member who attends such meeting in person or to any member who, in writing executed and filed with the records of the Association, either before or after the holding of such meeting, waives such notice and consents to the transaction of business thereat.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. (c) (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:

Waiver of Notice. No notice of the time, place, or purpose of any meeting need be given to any member who attends such meeting in person or to any member who, in writing executed and filed with the records of the Association, either before or after the holding of such meeting, waives such notice and consents to the transaction of business thereat.

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...