

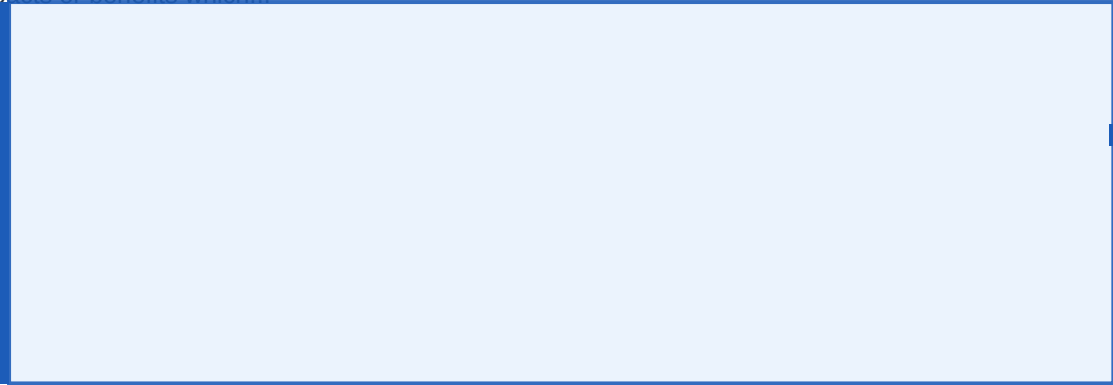
Section 4.1 - Sample Provision Excerpt (Public Preview)

Voting Agenda

Voting Agenda: Executive Board

Prior to the ACA monthly open meetings, all current applications for occupancy and building permits, changes of use and other zoning variances licensing issues, and other pending projects or issues affecting the community are previewed by the Executive Board to determine the potential impacts or benefits which

ISSUE #1



MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW · RESERVE / SIRS

BOARD & COUNSEL REVIEW

Sec. 4.1 (p. 3): Potential Issue for Review: Uploaded documents do not include M.G.L. c. 183A, § 10(i) statutory requirement to maintain an adequate, segregated replacement reserve fund funded by regular monthly assessments - 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: M.G.L. c. 183A, § 10(i)

Statutory Comparison: Under M.G.L. c. 183A, § 10(i), all Massachusetts condominiums must maintain an adequate replacement reserve fund for the maintenance, repair, and replacement of common areas and facilities, funded by regular monthly assessments and deposited in a separate account from operating funds.

CURRENT WORDING IN DOCUMENT:

Voting Agenda Voting Agenda: Executive Board Prior to the ACA monthly open meetings, all current applications for occupancy and building permits, changes of use and other zoning variances licensing issues, and other pending projects or issues affecting the community are previewed by the Executive Board to determine the potential impacts or benefits which...

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 M.G.L. c.