

Section DENNIS NATALI, CPA - Sample Provision Excerpt (Public Preview)

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ISSUE #1

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Independent Auditor's Report
Board of Directors
New Kensington Community Development Corporation
Philadelphia, PA
Report...

MARKUP #1 ->



MARKUP #1 · MISSING STATUTORY DISPUTE RESOLUTION

BOARD & COUNSEL REVIEW

Sec. DENNIS NATALI, CPA (p. 4): Governing documents omit Pennsylvania Act 84 / Act 115 Alternative Dispute Resolution (ADR) procedures and notice of unit owner complaint rights with the PA Office of Attorney General Bureau of Consumer Protection.

Statutory / Legal Reference: 68 Pa.C.S. § 5321 - 5322 (UPCA)

Statutory Comparison: Under 68 Pa.C.S. § 5321 - 5322 (UPCA), associations are encouraged to establish internal alternative dispute resolution (ADR) procedures in their bylaws for good-faith unit owner disputes, as completion of an established bylaw ADR procedure is a statutory prerequisite before a unit owner in good standing may file a complaint with the Pennsylvania Office of Attorney General Bureau of Consumer...

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

In accordance with 68 Pa.C.S. § 5321 - 5322 (UPCA), the Association establishes an Alternative Dispute Resolution (ADR) procedure for good-faith disputes between Unit Owners and the Association where all parties agree in writing to participate.