

(c) (1) The council of unit owners shall maintain a current roster of names and addresses of each unit owner to which notice of meetings of the council of unit owners shall be sent.

(2) Each unit owner shall furnish the council of unit owners with his name and current mailing address. No unit owner may vote at meetings of the council of unit owners until this information is furnished.

~~(3) No regular or special meeting of the council of unit owners may be held except on at least 15 days written notice delivered or mailed to each unit owner at the address shown on the roster on the date of the notice.~~

~~(3) THE BYLAWS SHALL REQUIRE THAT REGULAR MEETINGS OF THE COUNCIL OF UNIT OWNERS BE HELD AT LEAST ONCE EACH YEAR AND PROVIDE FOR SPECIAL MEETINGS. THE BYLAWS SHALL SPECIFY WHICH OF THE COUNCIL OF UNIT OWNERS' OFFICERS, NOT LESS THAN 10 NOR MORE THAN 45 DAYS IN ADVANCE OF ANY MEETING, SHALL CAUSE NOTICE TO BE HAND DELIVERED OR SENT PREPAID BY UNITED STATES MAIL TO THE MAILING ADDRESS OF EACH UNIT OR TO ANY OTHER MAILING ADDRESS DESIGNATED IN WRITING BY THE UNIT OWNER. THE NOTICE OF ANY MEETING SHALL STATE THE TIME AND PLACE OF THE MEETING AND THE ITEMS ON THE AGENDA, INCLUDING THE GENERAL NATURE OF ANY PROPOSED AMENDMENT TO THE DECLARATION OR BYLAWS, AT A SPECIAL MEETING ONLY THOSE MATTERS SPECIFICALLY NOTED ON THE AGENDA ACCOMPANYING THE NOTICE OF THE MEETING MAY BE ACTED UPON.~~

(4) UNLESS THE BYLAWS PROVIDE OTHERWISE OR UNLESS OTHERWISE PROVIDED HEREIN, A QUORUM IS DEEMED PRESENT THROUGHOUT ANY MEETING OF THE COUNCIL OF UNIT OWNERS IF PERSONS ENTITLED TO CAST 25 PERCENT OF THE TOTAL NUMBER OF VOTES APPURTENANT TO ALL UNITS ARE PRESENT IN PERSON OR BY PROXY.

[(4)] (5) At meetings of the council of unit owners each unit owner shall be entitled to cast the number of votes appurtenant to his unit. Unit owners may vote by proxy, but, the proxy is effective only for a maximum period of 180 days following its issuance, unless granted to a [mortgagee or] lessee.

~~(6) VOTES ALLOCATED TO UNITS OWNED BY THE DEVELOPER MAY NOT BE CAST.~~

[(5)] (7) (6) Unless otherwise provided in this title, and subject to provisions in the bylaws requiring a different majority, decisions of the council of unit owners shall be made on a majority of votes of the unit owners listed on the current roster present and voting.

(d) The council of unit owners may be either incorporated as a nonstock corporation or unincorporated, ~~if incorporated,~~ AND it is subject to those provisions of Title