

[(2)] (3) Each unit owner shall furnish the council of unit owners with his name and current mailing address. [No] A unit owner may NOT vote at meetings of the council of unit owners until this information is furnished.

[(3)] (4) A regular or special meeting of the council of unit owners may not be held on less than 10 nor more than 90 days written notice delivered or mailed to each unit owner at the address shown on the roster on the date of the notice.

(5) NOTICE OF SPECIAL MEETINGS OF THE BOARD OF DIRECTORS SHALL BE GIVEN AS PROVIDED IN THE BYLAWS.

(6) EXCEPT AS PROVIDED IN § ~~11-109-2~~ 11-109.1 OF THIS TITLE, A MEETING OF THE COUNCIL OF UNIT OWNERS OR BOARD OF DIRECTORS SHALL BE OPEN AND HELD AT A TIME AND LOCATION AS PROVIDED IN THE NOTICE OR BYLAWS.

[(4)] (7) Unless the bylaws provide otherwise, 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.

[(5)] (8) 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 lessee or mortgagee.

[(6)] (9) 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.

[(7)] (10) The initial meeting of the council of unit owners shall be held within 6 months of the creation of the condominium regime, or within 60 days from the date that 50 percent of the percentage interests in the condominium have been conveyed by the developer to the initial purchasers of units, whichever occurs first.

(d) The council of unit owners may be either incorporated as a nonstock corporation or unincorporated and it is subject to those provisions of Title 5, Subtitle 2 of the Corporations and Associations Article of the Code which are not inconsistent with this title. The council of unit owners has, subject to any provision of this title, the declaration, and bylaws, the following powers:

(19) To enforce the implied warranties made to the council of unit owners by the developer under § 11-131 of this title; [and]