

(II) IF THE IMPROVEMENTS TO THE COMMON AREA AREAS WERE CONSTRUCTED ON THE COMMON AREA AREAS PRIOR TO ITS CONVEYANCE TO THE HOMEOWNERS ASSOCIATION, THEN THE WARRANTY ON IMPROVEMENTS SHALL BE FROM THE GRANTOR OF THE COMMON AREAS.

(3) THE WARRANTY ON IMPROVEMENTS TO THE COMMON AREAS BEGINS WITH THE FIRST TRANSFER OF TITLE TO A LOT TO A MEMBER OF THE PUBLIC BY THE VENDOR OF THE LOT. THE WARRANTY ON IMPROVEMENTS TO COMMON AREAS NOT COMPLETED AT THAT TIME SHALL BEGIN WITH THE COMPLETION OF THE IMPROVEMENT OR WITH ITS AVAILABILITY FOR USE BY LOT OWNERS, WHICH-EVER WHICHEVER OCCURS LATER. THE WARRANTY EXTENDS FOR A PERIOD OF ONE YEAR.

(4) SUIT FOR ENFORCEMENT OF THE WARRANTY ON IMPROVEMENTS TO THE COMMON AREAS MAY BE BROUGHT BY EITHER THE HOMEOWNERS ASSOCIATION OR BY AN INDIVIDUAL LOT OWNER.

(B) NOTICE OF A DEFECT SHALL BE GIVEN WITHIN THE WARRANTY PERIOD AND SUIT FOR ENFORCEMENT OF THE WARRANTY SHALL BE BROUGHT WITHIN ONE YEAR OF THE EXPIRATION OF THE WARRANTY PERIOD.

(C) WARRANTIES SHALL NOT APPLY TO DEFECTS CAUSED THROUGH ABUSE OR FAILURE TO PERFORM MAINTENANCE BY A LOT OWNER OR THE HOMEOWNERS ASSOCIATION.

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EXCEPT AS PROVIDED IN THIS TITLE, AND NOTWITHSTANDING ANYTHING CONTAINED IN ANY OF THE DOCUMENTS OF THE HOMEOWNERS ASSOCIATION:

(1) SUBJECT TO THE PROVISIONS OF PARAGRAPH (2) OF THIS SECTION, ALL MEETINGS OF THE HOMEOWNERS ASSOCIATION, INCLUDING MEETINGS OF THE BOARD OF DIRECTORS OR OTHER GOVERNING BODY OF THE HOMEOWNERS ASSOCIATION OR A COMMITTEE OF THE HOMEOWNERS ASSOCIATION, SHALL BE OPEN TO ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION OR THEIR AGENTS;

(2) A MEETING OF THE BOARD OF DIRECTORS OR OTHER GOVERNING BODY OF THE HOMEOWNERS ASSOCIATION OR A COMMITTEE OF THE HOMEOWNERS ASSOCIATION MAY BE HELD IN CLOSED SESSION ONLY FOR THE FOLLOWING PURPOSES:

(I) DISCUSSION OF MATTER PERTAINING TO EMPLOYEES AND PERSONNEL;

(II) PROTECTION OF THE PRIVACY OR REPUTATION OF INDIVIDUALS IN MATTERS NOT RELATED TO THE HOMEOWNERS ASSOCIATION'S BUSINESS;

(III) CONSULTATION WITH LEGAL COUNSEL;