

(IV) CONSULTATION WITH STAFF PERSONNEL, CONSULTANTS, ATTORNEYS, OR OTHER PERSONS IN CONNECTION WITH PENDING OR POTENTIAL LITIGATION;

(V) INVESTIGATIVE PROCEEDINGS CONCERNING POSSIBLE OR ACTUAL CRIMINAL MISCONDUCT;

(VI) CONSIDERATION OF THE TERMS OR CONDITIONS OF A BUSINESS TRANSACTION IN THE NEGOTIATION STAGE IF THE DISCLOSURE COULD ADVERSELY AFFECT THE ECONOMIC INTERESTS OF THE HOMEOWNERS ASSOCIATION;

(VII) COMPLIANCE WITH A SPECIFIC CONSTITUTIONAL, STATUTORY, OR JUDICIALLY IMPOSED REQUIREMENT PROTECTING PARTICULAR PROCEEDINGS OR MATTERS FROM PUBLIC DISCLOSURE; OR

(VIII) ON AN INDIVIDUALLY RECORDED AFFIRMATIVE VOTE OF TWO-THIRDS OF THE BOARD OR COMMITTEE MEMBERS PRESENT, SOME OTHER EXCEPTIONAL REASON SO COMPELLING AS TO OVERRIDE THE GENERAL PUBLIC POLICY IN FAVOR OF OPEN MEETINGS; AND

(3) IF A MEETING IS HELD IN CLOSED SESSION UNDER PARAGRAPH (2) OF THIS SECTION:

(I) AN ACTION MAY NOT BE TAKEN AND A MATTER MAY NOT BE DISCUSSED IF IT IS NOT PERMITTED BY PARAGRAPH (2) OF THIS SECTION; AND

(II) A STATEMENT OF THE TIME, PLACE, AND PURPOSE OF A CLOSED MEETING, THE RECORD OF THE VOTE OF EACH BOARD OR COMMITTEE MEMBER BY WHICH THE MEETING WAS CLOSED, AND THE AUTHORITY UNDER THIS SECTION FOR CLOSING A MEETING SHALL BE INCLUDED IN THE MINUTES OF THE NEXT MEETING OF THE BOARD OF DIRECTORS OR THE COMMITTEE OF THE HOMEOWNERS ASSOCIATION.

11B-111.

(A) (1) SUBJECT TO THE PROVISIONS OF PARAGRAPH (2) OF THIS SUBSECTION, ALL BOOKS AND RECORDS KEPT BY OR ON BEHALF OF THE HOMEOWNERS ASSOCIATION SHALL BE MADE AVAILABLE FOR EXAMINATION AND COPYING BY A LOT OWNER, A LOT OWNER'S MORTGAGEE, AND THEIR RESPECTIVE DULY AUTHORIZED AGENTS OR ATTORNEYS, DURING NORMAL BUSINESS HOURS, AND AFTER REASONABLE NOTICE.

(2) BOOKS AND RECORDS KEPT BY OR ON BEHALF OF A HOMEOWNERS ASSOCIATION MAY BE WITHHELD FROM PUBLIC INSPECTION TO THE EXTENT THAT THEY CONCERN:

(I) PERSONNEL RECORDS;

(II) AN INDIVIDUAL'S MEDICAL RECORDS;