

**Article - Real Property**

11-109.

(c) (8) (I) 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.

(II) IF THE NUMBER OF PERSONS PRESENT IN PERSON OR BY PROXY AT A PROPERLY CALLED MEETING OF THE COUNCIL OF UNIT OWNERS IS INSUFFICIENT TO CONSTITUTE A QUORUM, ANOTHER MEETING OF THE COUNCIL OF UNIT OWNERS MAY BE CALLED FOR THE SAME PURPOSE IF:

1. THE NOTICE OF THE MEETING STATED THAT THE PROCEDURE AUTHORIZED BY THIS PARAGRAPH MIGHT BE INVOKED; AND

2. BY MAJORITY VOTE, THE UNIT OWNERS PRESENT IN PERSON OR BY PROXY CALL FOR THE ADDITIONAL MEETING.

(III) 1. FIFTEEN DAYS' NOTICE OF THE TIME, PLACE, AND PURPOSE OF THE ADDITIONAL MEETING SHALL BE ~~GIVEN BY ADVERTISEMENT IN A NEWSPAPER PUBLISHED IN THE COUNTY IN WHICH THE PRINCIPAL OFFICE OF THE COUNCIL OF UNIT OWNERS IS LOCATED~~ DELIVERED OR MAILED TO EACH UNIT OWNER AT THE ADDRESS SHOWN ON THE ROSTER MAINTAINED UNDER PARAGRAPH (2) OF THIS SUBSECTION.

2. THE NOTICE SHALL CONTAIN THE QUORUM AND VOTING PROVISIONS OF SUBPARAGRAPH (IV) OF THIS PARAGRAPH.

(IV) 1. AT THE ADDITIONAL MEETING, THE UNIT OWNERS PRESENT IN PERSON OR BY PROXY CONSTITUTE A QUORUM.

2. UNLESS THE BYLAWS PROVIDE OTHERWISE, A MAJORITY OF THE UNIT OWNERS PRESENT IN PERSON OR BY PROXY:

A. MAY APPROVE OR AUTHORIZE THE PROPOSED ACTION AT THE ADDITIONAL MEETING; AND

B. MAY TAKE ANY OTHER ACTION THAT COULD HAVE BEEN TAKEN AT THE ORIGINAL MEETING IF A SUFFICIENT NUMBER OF UNIT OWNERS HAD BEEN PRESENT.

(V) THIS PARAGRAPH MAY NOT BE CONSTRUED TO AFFECT THE PERCENTAGE OF VOTES REQUIRED TO AMEND THE DECLARATION OR BYLAWS OR TO TAKE ANY OTHER ACTION REQUIRED TO BE TAKEN BY A SPECIFIED PERCENTAGE OF VOTERS VOTES.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2003.

Approved May 13, 2003.