

(2) THE MEMBER GIVES THE COOPERATIVE HOUSING CORPORATION PRIOR WRITTEN AUTHORIZATION TO PROVIDE NOTICE OF A MEETING OR DELIVER INFORMATION BY ELECTRONIC TRANSMISSION; AND

(3) AN OFFICER OR AGENT OF THE COOPERATIVE HOUSING CORPORATION CERTIFIES IN WRITING THAT THE COOPERATIVE HOUSING CORPORATION HAS PROVIDED NOTICE OF A MEETING OR DELIVERED INFORMATION TO THE MEMBER.

(B) NOTICE OR DELIVERY BY ELECTRONIC TRANSMISSION SHALL BE CONSIDERED INEFFECTIVE IF:

(1) THE COOPERATIVE HOUSING CORPORATION IS UNABLE TO DELIVER TWO CONSECUTIVE NOTICES; AND

(2) THE INABILITY TO DELIVER THE ELECTRONIC TRANSMISSION BECOMES KNOWN TO THE PERSON RESPONSIBLE FOR THE SENDING OF THE ELECTRONIC TRANSMISSION.

(C) THE INADVERTENT FAILURE TO DELIVER NOTICE BY ELECTRONIC TRANSMISSION DOES NOT INVALIDATE ANY MEETING OR OTHER ACTION.

5-6B-18.4.

(A) NOTWITHSTANDING LANGUAGE CONTAINED IN THE GOVERNING DOCUMENTS OF A COOPERATIVE HOUSING CORPORATION, THE BOARD OF DIRECTORS OF THE COOPERATIVE HOUSING CORPORATION MAY AUTHORIZE MEMBERS TO SUBMIT A VOTE OR PROXY BY ELECTRONIC TRANSMISSION IF THE ELECTRONIC TRANSMISSION CONTAINS INFORMATION THAT VERIFIES THAT THE VOTE OR PROXY IS AUTHORIZED BY THE MEMBER OR THE MEMBER'S PROXY.

(B) IF THE GOVERNING DOCUMENTS OF THE COOPERATIVE HOUSING CORPORATION REQUIRE VOTING BY SECRET BALLOT AND THE ANONYMITY OF VOTING BY ELECTRONIC TRANSMISSION CANNOT BE GUARANTEED, VOTING BY ELECTRONIC TRANSMISSION SHALL BE PERMITTED IF MEMBERS HAVE THE OPTION OF CASTING ANONYMOUS PRINTED BALLOTS.

### **Article - Real Property**

11-101.

(a) In this title the following words have the meanings indicated unless otherwise apparent from context.

(b) (1) "Board of directors" means the persons to whom some or all of the powers of the council of unit owners have been delegated under this title or under the condominium bylaws.

(2) "Board of directors" includes any reference to "board".

(c) (1) "Common elements" means all of the condominium except the units.