

(5) Disconnect and reconnect utilities such as telephone service, gas, water, and electricity.

[(l)] (M) "Occupant" means any lessee or guest of a unit owner.

[(m)] (N) "Percentage interests" means the interests, expressed as a percentage, fraction or proportion, established in accordance with § 11-107 of this title.

[(n)] (O) "Property" means unimproved land, land together with improvements thereon, improvements without the underlying land, or riparian or littoral rights associated with land. Property may consist of noncontiguous parcels or improvements.

[(o)] (P) "Rental facility" means property containing dwelling units intended to be leased to persons who occupy the dwellings as their residences.

[(p)] (Q) "Unit" means a three-dimensional space identified as such in the declaration and on the condominium plat and shall include all improvements contained within the space except those excluded in the declaration, the boundaries of which are established in accordance with § 11-103(a)(3) of this title. A unit may include 2 or more noncontiguous spaces.

[(q)] (R) "Unit owner" means the person, or combination of persons, who hold legal title to a unit. A mortgagee or a trustee designated under a deed of trust, as such, may not be deemed a unit owner.

11-109.

(c) (1) A meeting of the council of unit owners or board of directors may not be held on less notice than required by this section.

(2) The council of unit owners shall maintain a current roster of names and addresses of each unit owner to which notice of meetings of the board of directors shall be sent at least annually.

(3) Each unit owner shall furnish the council of unit owners with his name and current mailing address. A unit owner may not vote at meetings of the council of unit owners until this information is furnished.

(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':

(I) [written] WRITTEN notice delivered or mailed to each unit owner at the address shown on the roster on the date of the notice; OR

(II) NOTICE SENT TO EACH UNIT OWNER BY ELECTRONIC TRANSMISSION, IF THE REQUIREMENTS OF § 11-139.1 OF THIS SUBTITLE ARE MET.

(5) Notice of special meetings of the board of directors shall be given:

(I) [as] AS provided in the bylaws; OR