

~~interests affecting the common elements of the condominium for bulkhead construction, dune construction or restoration, beach replenishment, or periodic maintenance and replacement construction, on Maryland's ocean beaches, including rights in the State to restrict access to dune areas. These actions by the board of directors are subject to the following requirements:~~

~~(i) The action shall be taken at a meeting of the board held after at least 30 days' notice to all unit owners and mortgagees of record with the condominium; and~~

~~(ii) At the meeting, the board may not act until all unit owners and mortgagees shall be afforded a reasonable opportunity to present their views on the proposed easement, right of way, license, lease, or similar interest.~~

~~(4) By majority vote, the board of directors may settle an eminent domain proceeding or grant to the State or any county, municipality, or agency or instrumentality thereof with condemnation authority, perpetual easements, rights of way, licenses, leases in excess of 1 year, or similar interests affecting the common elements of the condominium for road, highway, sidewalk, bikeway, storm drain, sewer, water, utility, and similar public purposes. These actions by the board of directors are subject to the following requirements:~~

~~(i) The action shall be taken at a meeting of the board held after at least 60 days' notice to all unit owners and all first mortgagees listed with the condominium;~~

~~(ii) The notice shall include information provided by the condemnation authority that describes the purpose and the extent of the property being acquired for public use; and~~

~~(iii) At the meeting, the board may not act until all unit owners and mortgagees in attendance have been afforded a reasonable opportunity to present their views on the proposed easement, right of way, license, lease, or similar interest.~~

~~(5) The action of the board of directors granting any easement, right of way, license, lease, or similar interest under paragraphs (2), (3), or (4) of this subsection shall not be final until the following have occurred:~~

~~(i) Within 15 days after the vote by the board to grant an easement, right of way, license, lease, or similar interest, a petition may be filed with the board of directors signed by the unit owners having at least 15 percent of the votes calling for a special meeting of unit owners to vote on the question of a disapproval of the action of the board of directors granting such easement, right of way, license, lease, or similar interest. If no such petition is received within 15 days, the decision of the board shall be final;~~