

HOUSE No. 1151

The Commonwealth of Massachusetts

PRESENTED BY:

John W. Scibak

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to condominiums or homeowners association governance and meetings.

PETITION OF:

NAME:

John W. Scibak

DISTRICT/ADDRESS:

2nd Hampshire

HOUSE No. 1151

By Mr. Scibak of South Hadley, a petition (accompanied by bill, House, No. 1151) of John W. Scibak relative to condominium or homeowners association governance and meetings. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 379 OF 2011-2012.]

The Commonwealth of Massachusetts

In the Year Two Thousand Thirteen

An Act relative to condominiums or homeowners association governance and meetings.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1: Section 10 of Chapter 183A of the General Laws, as appearing in the 2008
2 Official Edition, is hereby amended by inserting in subsection (c)(3) after the words “to the
3 extent such minutes are kept”, the following words:-

4 “which shall include decisions made during the meetings of condominium or home
5 owners associations that directly affect the unit owners”

6 SECTION 2: Chapter 183A of the General Laws, as so appearing, is hereby amended by
7 inserting after subsection (n) the following subsections:-

8 o) All unit owners should be given reasonable notice of all regularly scheduled open and
9 relevant board meetings of the organization of unit owners, including information on the
10 meetings logistics and the agenda’s subject matters. There shall be accurate and complete
11 minutes of said meetings, which are to be available to the complex’s residents within thirty days
12 of the meeting recorded.

13 p) The trustee chair of the condominium or homeowners association shall reside within
14 the condominium that the association is governing. The trustee chair position shall be chosen by
15 annual election within the association. An individual cannot hold the trustee chair position for
16 more than 1 one-year term within a three-year period. At least a month prior to annual elections
17 of new board members, a notification shall be sent out to the complex owners stating what

18 trustee position term is expiring and what steps an interested condominium owner may take to be
19 considered for election on the next ballot.

20 q) Residents shall be able to petition to trustee board, with a minimum of 25 percent of
21 the signatures of the complex's total residents, to place the subject of the petition on the
22 association's ballot to be voted on by the residents.