

**HOUSE . . . . . No. 1133**

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**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 meetings of condominium or homeowners' associations.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>John W. Scibak</i>	<i>2nd Hampshire</i>	<i>1/13/2015</i>

**HOUSE . . . . . No. 1133**

By Mr. Scibak of South Hadley, a petition (accompanied by bill, House, No. 1133) of John W. Scibak relative to meetings of condominium associations and homeowners associations. Housing.

**The Commonwealth of Massachusetts**

**In the One Hundred and Eighty-Ninth General Court  
(2015-2016)**

An Act relative to meetings of condominium or homeowners' associations.

*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 2012  
2 Official Edition, is hereby amended by inserting after subsection (n) the following subsections:-

3 (o) All unit owners shall be given reasonable notice of all regularly scheduled open  
4 meetings of the organization of unit owners;

5 (p) All meetings of the organization of unit owners, including meetings of the board of  
6 directors or other governing body shall be open to all unit owners and/or any person designated  
7 by a member in writing as the members representative and all members or designated  
8 representatives so desiring shall be permitted to attend and speak at an appropriate time during  
9 the deliberations and proceedings.

10 (q) A meeting of the board of directors or other governing body of the organization of  
11 unit owners or a committee of the organization of unit owners may be held in closed session only  
12 for the following purposes:

13 (1) Discussion of matters pertaining to reputation, character, physical condition or mental  
14 health rather than the professional competence of an employee and personnel;

15 (2) Protection of the privacy or reputation of individuals in matters not related to the  
16 organization of unit owners business;

17 (3) Consultation with legal counsel;

18 (4) Consultation with staff personnel, consultants, attorneys, or other persons in  
19 connection with pending or potential litigation;

20 (5) Investigative proceedings concerning possible or actual criminal misconduct;

21 (6) Consideration of the terms or conditions of a business transaction in the negotiation  
22 stage if the disclosure could adversely affect the economic interests of the organization of unit  
23 owners;

24 (7) Compliance with a specific constitutional, statutory, or judicially imposed  
25 requirement protecting particular proceedings or matters from public disclosure

26 (r) If a meeting is held in closed session under paragraph (q) of this section: An action  
27 may not be taken and a matter may not be discussed if it is not permitted by paragraph (q) of this  
28 section; and A statement of the time, place, and purpose of a closed meeting, the record of the  
29 vote of each board or committee member by which the meeting was closed, the authority under  
30 this section for closing a meeting, and the outcome, shall be included in the minutes of the next  
31 meeting of the board of directors or the committee of the organization of unit owners.