



General Assembly

January Session, 2007

Committee Bill No. 590

LCO No. 4747

04747SB00590JUD

Referred to Committee on Judiciary

Introduced by:
(JUD)

AN ACT CONCERNING THE MANAGEMENT OF COMMON INTEREST COMMUNITIES.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 47-248 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2007*):

3 (a) The bylaws of the association shall provide for: (1) The number
4 of members of the executive board and the titles of the officers of the
5 association; (2) election by the executive board of a president,
6 treasurer, secretary and any other officers of the association the bylaws
7 specify; (3) the qualifications, powers and duties of executive board
8 members and officers, the terms of office of executive board members
9 and officers as provided in subsection (b) of this section and the
10 manner of electing and removing executive board members and
11 officers and filling vacancies; (4) which, if any, of its powers the
12 executive board or officers may delegate to other persons or to a
13 managing agent; (5) which of its officers may prepare, execute, certify
14 and record amendments to the declaration on behalf of the association;
15 and (6) a method for amending the bylaws.

16 (b) The bylaws of the association shall provide for: (1) A term of
17 office for each executive board member and officer that shall not
18 exceed two years; and (2) a maximum of two terms of office that may
19 be served by each executive board member and officer. Bylaws in
20 existence on the effective date of this section shall be amended as
21 necessary to conform to the requirements of this subsection, provided
22 such amendment shall not take effect until the expiration of the terms
23 of office of the executive board members and officers serving on the
24 effective date of this section or two years from the effective date of this
25 section, whichever is earlier.

26 [(b)] (c) Subject to the provisions of the declaration, the bylaws may
27 provide for any other matters the association deems necessary and
28 appropriate.

29 Sec. 2. Section 47-260 of the general statutes is repealed and the
30 following is substituted in lieu thereof (*Effective October 1, 2007*):

31 The association shall keep financial records sufficiently detailed to
32 enable the association to comply with section 47-270. All accounting,
33 financial and other books and records of the association, including, but
34 not limited to, minutes of executive board meetings and executive
35 board voting records, shall be made reasonably available by the
36 executive board or a managing agent of the association for
37 examination and copying by any unit owner, [and his] or the unit
38 owner's authorized [agents] agent, upon the request of such unit
39 owner or agent.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2007</i>	47-248
Sec. 2	<i>October 1, 2007</i>	47-260

Statement of Purpose:
To ensure the accountability of common interest community executive boards and managers by requiring disclosure of association and board

records to unit owners upon request and requiring term limits for executive board members and officers of the association.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]

Co-Sponsors: SEN. DUFF, 25th Dist.; SEN. SLOSSBERG, 14th Dist.

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