After the last section, add the following and renumber sections and internal references accordingly:

"Sec. 501. Subsection (b) of section 47-250 of the 2010 supplement to the general statutes, as amended by section 25 of public act 09-225, is repealed and the following is substituted in lieu thereof (Effective July 1, 2010):

(b) The following requirements apply to meetings of the executive board and committees of the association authorized to act for the association:

(1) Meetings shall be open to the unit owners and to a representative designated by any unit owner except during executive sessions. The executive board and those committees may hold an executive session only during a regular or special meeting of the board or a committee. No final vote or action may be taken during an executive session. An
executive session may be held only to: (A) Consult with the association's attorney concerning legal matters; (B) discuss existing or potential litigation or mediation, arbitration or administrative proceedings; (C) discuss labor or personnel matters; (D) discuss contracts, leases and other commercial transactions to purchase or provide goods or services currently being negotiated, including the review of bids or proposals, if premature general knowledge of those matters would place the association at a disadvantage; or (E) prevent public knowledge of the matter to be discussed if the executive board or committee determines that public knowledge would violate the privacy of any person.

(2) For purposes of this section, a gathering of board members at which the board members do not conduct association business is not a meeting of the executive board. The executive board and its members may not use incidental or social gatherings of board members or any other method to evade the open meeting requirements of this section.

(3) Notwithstanding any actions taken by unanimous consent pursuant to subdivision (8) of subsection (b) of this section, during and after the period of declarant control, the executive board shall meet at least two times a year at the common interest community or at a place convenient to the community. Those meetings, and after termination of the period of declarant control, all executive board meetings, shall be at the common interest community or at a place convenient to the community unless the bylaws are amended to vary the location of those meetings.

(4) At each executive board meeting, the executive board shall provide a reasonable opportunity for unit owners to comment regarding any matter affecting the common interest community and the association.

(5) Unless the meeting is included in a schedule given to the unit owners or the meeting is called to deal with an emergency, the secretary or other officer specified in the bylaws shall give notice of
each executive board meeting to each board member and to the unit
owners. The notice shall be given at least [ten] five days before the
meeting and shall state the time, date, place and agenda of the
meeting, except that notice of a meeting called to adopt, amend or
repeal a rule shall be given in accordance with subsection (a) of section
47-261b, as amended by this act.

(6) If any materials are distributed to the executive board before the
meeting, the executive board at the same time shall make copies of
those materials reasonably available to unit owners, except that the
board need not make available copies of unapproved minutes or
materials that are to be considered in executive session.

(7) Unless prohibited by the declaration or bylaws, the executive
board may meet by telephonic, video or other conferencing process if
(A) the meeting notice states the conferencing process to be used and
provides information explaining how unit owners may participate in
the conference directly or by meeting at a central location or
conference connection; and (B) the process provides all unit owners the
opportunity to hear or perceive the discussion and offer comments as
provided in subdivision (4) of this subsection.

(8) Instead of meeting, the executive board may act by unanimous
consent as documented in a record authenticated by all its members.
The secretary promptly shall give notice to all unit owners of any
action taken by unanimous consent.

(9) Even if an action by the executive board is not in compliance
with this section, it is valid unless set aside by a court. A challenge to
the validity of an action of the executive board for failure to comply
with this section may not be brought more than sixty days after the
minutes of the executive board of the meeting at which the action was
taken are approved or the record of that action is distributed to unit
owners, whichever is later."