

Removal of Condominium Board Members

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Issue

Summarize the process to remove condominium board members under Connecticut's Common Interest Ownership Act (CIOA).

Summary

CIOA generally authorizes unit owners to remove any executive board member or any officer elected by the unit owners, with or without cause, by a majority of the votes cast. The voting may occur in person or by proxy at any unit owners meeting at which a quorum is present, or by a vote without a meeting as specified by law. These provisions apply despite any provision of the declaration or bylaws to the contrary.

The vote may not occur unless that matter was listed in the meeting's notice or in the notice of the vote by ballot. If the vote occurs at a meeting, any member or officer considered for removal must be given a reasonable opportunity to speak before the vote is taken. If the vote is taken by ballot without a meeting, the person being considered for removal must be given a reasonable opportunity to deliver information to unit owners.

However, CIOA provides that (1) a member appointed by the declarant (developer) may not be removed by a unit owner vote during the period of declarant control (separate provisions apply to removals under this exception; see [CGS § 47-245\(d\)](#)) and (2) a member appointed by a government agency or nonstock tax-exempt corporation during or after the period of declarant control (see [CGS § 47-245\(g\)](#)) may be removed only by the appointing party ([CGS § 47-261d](#)).

Unit owners holding 20% or more of association votes (or a lower percentage specified in the bylaws), the president, or a majority of the executive board can call for a special meeting of the unit owners, and take up removal at that meeting. The notice for any annual or special meeting must include the meeting agenda, including any proposal to remove an officer or a board member ([CGS § 47-250\(a\)](#)).

CIOA additionally requires the association's bylaws to specify, among other things, the manner of removing executive board members and officers and filling vacancies ([CGS § 47-248](#)).

Background – Common Interest Ownership Act

CIOA governs the creation, alteration, management, termination, and sale of condominiums and other common interest communities formed in Connecticut on and after January 1, 1984 ([CGS § 47-200 et seq.](#)). Several CIOA provisions also apply to common interest communities created in Connecticut before January 1, 1984, but do not invalidate existing provisions of the communities' governing instruments. Common interest communities created before that date can amend their governing instruments to conform to portions of CIOA that do not automatically apply ([CGS §§ 47-214, -216, -218](#)).

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