

44TH DISTRICT
JOHN C. RAFFERTY, JR.

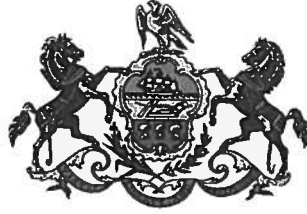
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TO: All Senators
FROM: Senator John C. Rafferty, Jr. 
DATE: November 22, 2010
SUBJECT: Co-sponsorship – Uniform Planned Community Act Amendments (#34)

I plan to re-introduce legislation, SB745, amending the Uniform Planned Community Act. My legislation would implement new rules concerning the conduct of homeowners' association meetings that resemble the open meeting requirements currently imposed on local government units by the Sunshine Act. If the open meeting ("Sunshine") requirements are not followed, members of the homeowners' association would be specifically authorized to file complaints with the Attorney General's Bureau of Consumer Protection and/or impose a small monetary penalty on board members, if approved by two-thirds of the association members.

The legislation would also mandate new open record requirements for homeowners' associations and allow monetary penalties for violations. Finally, changes would be made prohibiting proxy votes during executive board meetings and establishing quorum rules for subcommittee meetings.

All of these changes would be made retroactively applicable to planned communities already in existence.

If you are interested in cosponsoring this legislation, please contact Cecilia Boyer at cboyer@pasen.gov or call 787-1398.