

MEMORANDUM

TO: UCIOA drafting committee members, ABA advisor and Observers
FROM: Bill Breetz
DATE: February 2, 2021

RE: Procedural Matters for our Upcoming meeting(s)

Greetings, all – Here in Hartford, the snow is falling hard and it is difficult to think of much beyond COVID and the snow shoveling that will start my day today. However, the calendar suggests we must turn our thoughts to another robust consideration of the Uniform Common Interest Ownership Act.

1. As you may recall, based on the survey of the Drafting Committee some time ago, our upcoming meeting will consist of two consecutive Friday meetings: February 12 and again on February 19. I understand we will again receive an email shortly before both Friday meetings with a link to join our ZOOM meeting at 10 am CENTRAL time.

In addition to the starting times, the Reporter and I have agreed to the following schedule each day—very similar to what we have done in the past:

- a. Meeting Begins – 10 am CENTRAL TIME
- b. No set time for a mid-morning break – feel free to step back from the computer as appropriate
- c. Lunch break – 1 pm CENTRAL TIME
- d. Meeting resumes – 2 pm CENTRAL TIME
- e. Meeting concludes – 5 pm CENTRAL TIME

2. With this memo you will find the most recent draft of the Act; in it, Jim has incorporated the work product of the several sub-committees with his Reporter's notes; he has also prepared a variety of additional amendments to better accommodate the new language from those sub-committees. Because of the shortness of time between completing the work of the sub-committees, no member of the Drafting Committee has had the opportunity to review this draft in its entirety, so we will have our work cut out for us.

At David Ramsey's suggestion, one of the sub-committees also discussed whether the Act should include a new section granting 'emergency powers' to the Executive Board. Florida has a very lengthy statute dealing with the subject; Jim Smith has prepared a very helpful memo dealing with the subject; that memo is also attached. If we have time after completing our primary task, I will ask the Committee to consider whether this is a topic that ought to be added to the Act; if so, we can provide Jim further guidance on the language.

3. Jim and I also agree that, since we are scheduled for only 12 hours of meeting time over our two day session, and since this is likely to be our penultimate meeting before the ULC's annual meeting, I propose that we review the entire draft from beginning to end.

That's it. I look forward to seeing you all soon.

Bill Breetz