

—BYLAWS COMMITTEE MEETING—

Monday, June 23, 2014 // Basement Office of Building 20 // 1:00 PM

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Westbury Board President Martin Levitz requested a meeting with Bylaws Committee representative, Susan Ahearn, along with Imagineers property manager, Brian Milano. Also in attendance was Ilona Levitz, Vice President of the Westbury Association.

The purpose for the gathering was to discuss the amendments made to the Common Interest Ownership Act (CIOA) which were signed into law on July 8, 2009 by then-Governor Jodi Rell, and if those amendments pertain to Westbury documents; i.e., the Declaration, the Bylaws, and the Rules.

Susan Ahearn provided copies of a four-page summary written by Adam J. Cohen, Esq. for the Community Associations Institute (CAI Website: [caict.org](http://caict.org)) which served as an aid in focusing on subjects of importance to condominium associations. Martin also provided an article written by an attorney, Jane Freeman, of a Stamford, CT law firm titled "Autumn 2010 – Sweeping Changes Made to Connecticut's Condominium Law".

Brian Milano, as a member of the Community Associations Institute, made available a bound copy of information which would aid in creating or revising existing condominium rules, etc. Susan spoke highly of the CAI (Community Associations Institute) and mentioned that there is a Glastonbury chapter that has ongoing gatherings and meetings throughout the year, and their Website provides a wealth of information for associations, owners, managers, and potential owners. Martin mentioned that he has enrolled the current Board in CAI membership, and he will add Susan's name as well.

Martin expressed concern that The Westbury documents need to be in compliance with the amendments, as well as other major provisions of the Act (CIOA) which were "given a delayed effective date of July 1, 2010 in order to allow association leaders and managers the time they will need to get ready for them." (quoted from "Condo Law Revolution / Will Your Community be Ready for the Most Sweeping Statutory Changes in a Quarter-Century?" By Adam J. Cohen). (cont'd.)

Martin suggested to Susan the addition of one to two owners who would be available to share in reading through the Act, its amendments and provisions. If there were two additional owners, sections of the documents could be portioned out and dates established when the "readers" would meet to discuss what they read and share their interpretations.

Brian offered that Imagineers makes use of an attorney based in Watertown, CT who has provided assistance (at no cost) to Imagineers, and is reachable by telephone and e-mail. Brian would assist or introduce the readers to the attorney and explain their purpose in contacting him, if necessary. The readers could have the benefit of his advice, eliminating the concern of misinterpretation as they continue to read. A summary of the readers' efforts will be provided to the Board as progress is made in working through the CIOA and its amendments.

In summary:

- Martin will contact two additional owners to determine if they would be available and willing to share the responsibility of reading;
- Brian will obtain a complete copy of the Managers' Manual provided to him as a member of the CAI (Community Associations Institute) for the Board's use; and,
- Susan has agreed to be one of the readers, and has a complete set of documents relating to the Act, the amendments, and attorney opinions as posted on the Internet.

Respectfully submitted,



Susan Ahearn

for the Bylaws Committee

June 23, 2014

**UPDATE:** Two additional readers, Jerry Shimoda-Peterson of Bldg. 30 and Lynn Swanson of Bldg. 869, have agreed to read. A meeting will be scheduled in the next week or ten days with all readers to organize this project.