

Board Meeting Rules

1. The president may appoint a chair pro-tem to conduct the meeting.
2. This is a private meeting and attendance is restricted to officers, board members, owners, agents representing owners, staff, and other individuals who have been specifically invited by the Board. All others are required to leave.
3. Owners desiring to speak must be recognized by the Chairman. An Owners Forum will be available for owners to present their concerns. Each owner will receive 2 minutes to express their concerns. Please state your name and unit number before you speak. (Owners Forum forms are available so you can write your comments).
4. Owners may participate in discussion only Owner's Forum time unless authorized by a vote of the board.
5. Long and complicated discussion or issues must be in writing and delivered to the Chairman prior to the meeting. If given to the Chairman at the meeting, the Board may respond at a later meeting.
6. Informal discussion of a subject without a motion may continue if there is no objection. Any board member may terminate this period by objecting to continuing discussion without a motion.
7. Reports are limited to a maximum of 10 minutes. Discussion on a report shall be permitted for a maximum of 10 minutes.
8. In order to be sure that everybody has a chance to speak, the debate limit is reduced to 2 minutes per speech (on each debatable motion).
9. All remarks are to be directed to the Chair, not directly to other members. Personal attacks, vulgarity, or offensive language can result in loss of debate privileges. Everyone must be recognized by the Chair before speaking.
10. No video-taping or other electronic recording is permitted during any of the proceedings (including via teleconferencing) unless first approved by the board. Electronic devices shall be silenced.
11. Teleconferencing with one or more directors:
 - a. Individuals will identify themselves before speaking.
 - b. Recognition for debatable motions will (1) begin with the board member presenting the motion, (2) proceed with directors physically present, and (3) alphabetically with directors' present by telephone.
 - c. Individuals who wish to speak a second time on a debatable motion shall wait until other individuals who have not yet spoken have had a chance to speak.