

339 Ocean Blvd Condominium Association Rules and Cites for Board Meetings and Voting

BOD Quorum, 4 of 5 for all meetings
Book 5489, pg 0362, § II A.

BOD Voting, including Rules and Regulations (Majority 3 of 5 BOD)
Book 5489, pg 0362, § II A. (simple majority vote of those present)

Quorum - "The presence, whether by proxy or personal attendance, of twenty (20) unit owners at any meeting of the Association shall constitute a quorum. Unless otherwise provided in the Declaration, any action may be taken at any meeting of the Association of Owners upon the affirmative vote of a majority of the owners present."
Book 5489, pg 0362, § II B.

HOA voting on new BOD members (Majority) - "The presence, whether by proxy or personal attendance, of twenty (20) unit owners at any meeting of the Association shall constitute a quorum. Unless otherwise provided in the Declaration, any action may be taken at any meeting of the Association of Owners upon the affirmative vote of a majority of the owners present."
Book 5489, pg 0362, § II B.

HOA voting on Bylaw changes, 67% of all 31 owners - "These By-Laws can be amended only by a vote of sixty-seven percent (67%) of the Owners' voting power.
Book 5489, pg 0366, § IX.

HOA voting on Declaration changes, Super-majority - "This Declaration of Condominium, for all items except exclusive rights to operate specific businesses in the Commercial Units, may be amended by a vote of the owners holding sixty-seven percent (67%) of the total voting power of the association."
Book 5489, pg 0340, § XI.

HOA voting on Budget approval, 33% of all 31 owners.

"N.H. Rev. Stat. § 356-B:40-c, Adoption of Budgets and Special Assessments. (Current as of 5-29-20.)

I. The board of directors, at least annually, shall adopt a proposed budget for the unit owners' association for consideration by the unit owners. Not later than 30 days after adoption of a proposed budget, the board of directors shall provide to all the unit owners a summary of the budget, including any reserves, and a statement of the basis on which any reserves are calculated and funded. Simultaneously, the board shall set a date not less than 10 days or more than 60 days after providing the summary for a meeting of the unit owners to consider ratification of the budget. Unless at that meeting 2/3 of all unit owners or any larger number specified in the declaration reject the budget, the budget is ratified, whether or not a quorum is present. If a proposed budget is rejected, the budget last ratified by the unit owners continues until the unit owners ratify a subsequent budget."

Voting Power (weighted voting), by sq ft of ownership - "Each unit owner shall be entitled to cast the voting power proportionate to the undivided interest in the common areas appertaining to their unit, as set forth in Article III of the By-Laws."

Book 5489, pg 0347, as amended by Book 6129, pp 2582-2583.