

**ADOPTED**

Senators Brass of the 28th, Rhett of the 33rd, James of the 35th and Sims of the 12th offered the following amendment #1:

1 *Amend the substitute to HB 220 (LC 44 2600S) by inserting "to provide for association*  
2 *meetings;" after "subdivisions;" on line 4.*

3 *By replacing lines 92 through 95 with the following:*  
4 *fines, which shall not impact voting rights, and to suspend temporarily voting rights for*  
5 *failure to pay regular and special assessments, and to suspend the right of use of certain of*  
6 *~~the~~ common areas and services paid for as a common expense in order to enforce such*  
7 *compliance; provided, however, that no such suspension shall deny any lot owner or*  
8 *occupants access to the lot owned or occupied or the right to vote in board elections based*  
9 *on failure to pay outstanding fines."*

10 *By inserting after line 96 the following:*

11 Said title is further amended by revising Code Section 44-3-230, relating to frequency of  
12 meetings and notice, as follows:

13 "44-3-230.

14 (a) Meetings of the members of the association shall be held in accordance with the  
15 provisions of the association's bylaws and in any event shall be called not less frequently  
16 than annually. Notice shall be given to each lot owner at least 21 days in advance of any  
17 annual or regularly scheduled meeting and at least seven days in advance of any other  
18 meeting and shall state the time, place, and, for any special meeting, purpose of such  
19 meeting. Such notice shall be delivered personally or sent by United States mail, postage

20 prepaid, statutory overnight delivery, or issued electronically in accordance with  
21 Chapter 12 of Title 10, the 'Uniform Electronic Transactions Act,' to all lot owners of  
22 record at such address or addresses as designated by such lot owners or, if no other address  
23 has been so designated, at the address of their respective lots. At the annual meeting,  
24 comprehensive reports of the affairs, finances, and budget projections of the association  
25 shall be made to the lot owners.

26 (b) In the event an association fails to hold an annual meeting on or before the last day of  
27 the association's fiscal year, such meeting may called by the holders of at least 5 percent  
28 of the voting power of the association, or such other amount as the articles of incorporation  
29 or bylaws shall specify, provided that such articles or bylaws shall not require more than  
30 25 percent as a minimum of the voting power, and provided, further, that such call shall be  
31 signed by the holders, dated, and delivered to any corporate officer of the association and  
32 shall include one or more demands and shall be transmitted in writing or by electronic  
33 transmission for the meeting describing the purpose or purposes for which it is to be held."

34

## SECTION 5.

35 *By renumbering Sections 5 and 6 as Sections 6 and 7, respectively.*