

BOARD PROCEDURE ON OWNERS DESIRING TO SPEAK AT A BOARD MEETING

Under the Maine Condominium Law, unit owners are entitled to attend Board meetings, but the law does not give unit owners the right to speak at a Board meeting.

This current Board desires to establish a Board approved procedure which will allow unit owners (but not others acting for such unit owners) to address the Board under the following conditions:

1. The Board will make 20 minutes available at the end of the Board meeting for unit owners to speak to the Board with a maximum time of 5 minutes per unit owner; provided that if more than 4 owners want to speak, then the time per unit owner will be reduced to fit all speakers within the 20 minute time period. In its sole discretion, the Board may extend the 20 minute time limit.
2. At the designated time for the 20 minute period, unit owners desiring to address the Board must raise their hands to request addressing the Board and not commence speaking until the chair of the Board meeting has acknowledged that they can begin speaking. When called upon to speak, the speaker must rise and address the Board from the location of the speaker's seat. A unit owner can only speak once.
3. If any unit owner attempts to interrupt another speaker or a Board member, that unit owner will lose its right to address the Board, and the Board has the right to order that unit owner to leave the meeting room.
4. If any unit owners are disruptive and make it difficult for the Board to perform its business at the Board meeting, the Board has the right to recess the meeting and remove the Board meeting to a private location without unit owners being present, as the purpose of the Board meeting is to allow the Board to perform its obligations to conduct the business of the Board.
5. In most cases, the Board will not make any decisions at the Board meeting in response to the unit owners' comments as the Board will need time to consider and discuss the topics raised by the unit owners.