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2 Councilmember Mary M. Cheh  
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\_\_\_\_\_ Chairman Phil Mendelson

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6 Councilmember Anita Bonds  
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11 A PROPOSED RESOLUTION  
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17 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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23 To declare the existence of an emergency, with respect to the need to extend the Mayor's  
24 authority to declare a public health emergency.  
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27 RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
28 resolution may be cited as the "Common Interest Community Virtual Meeting Emergency  
29 Declaration Resolution of 2020."

30 Sec. 2. (a) Under District law, a condominium association must hold at least one annual  
31 meeting per year. That meeting consists of all unit owners in a condominium association. An  
32 annual meeting commonly occurs near the end of the calendar year and is held for voting on any  
33 matters requiring a vote of the entire community, as well as electing executive board members  
34 and officers.

35 (b) In 2014, the Council adopted amendments to the Condominium Act to allow for  
36 virtual meetings of executive boards of condominium associations. However, there was no  
37 corresponding allowance for virtual meetings of the full association.

38 (c) Meetings of the entire condo association require votes of the entire association, while  
39 meetings of the executive board only require the votes by the usually much smaller board  
40 members. Similarly, a quorum for a board is usually a majority of the board, while a quorum for  
41 the association would be a certain proportion of the total unit owners, depending on the specific  
42 condominium association's instruments or bylaws.

43 (d) Due to the ongoing public health emergency, in person meetings of the entire  
44 association may not be allowed under the Mayor's guidelines, or even in a smaller association,  
45 such a meeting may not be advisable. However, under the Condominium Act, there is no  
46 mechanism for a virtual meeting or remote voting for an association.

47 (e) The proposed emergency and temporary legislation would allow for virtual meeting  
48 procedures for the association during the current COVID-19 public health emergency and would  
49 be in effect for the duration of the emergency and temporary measure's applicability.

50 Sec. 3. The Council of the District of Columbia determines that the circumstances in  
51 section 2 constitute emergency circumstances, making it necessary that the Common Interest  
52 Community Virtual Meeting Emergency Amendment Act of 2020 be adopted after a single  
53 reading.

54 Sec. 4. This resolution shall take effect immediately.