



Virtual Meetings and Electronic Voting Legislation Legislative Action Committee Talking Points

Who We Are

The Community Association Institute – {STATE} (CAI-{STATE}) has more than X member organizations across {STATE} and acts as the voice for condominium and homeowners association residents. More than 73.9 million Americans live in community associations across the U.S., according to data from the Foundation for Community Association Research.

The Community Association Housing Model, Virtual Meetings and Electronic Voting

CAI supports legislation that allows a community association board and membership to hold meetings virtually. Rules and regulations applicable to virtual meetings vary from state to state and often are contingent on a community association's articles of incorporation, charter, or bylaws depending on the state. Many states require associations to file as nonprofits corporations, meaning they may be governed by the state's nonprofit or business corporation act. If an association's governing documents are silent on virtual meeting regulations, the respective state's nonprofit or business corporation act may allow an association to meet virtually.

The community association housing model benefits from this legislation because it:

- Increases the efficiency of monthly board and annual homeowner meetings for community associations by virtually streamlining the meeting process;
- Increases resident participation and engagement by allowing owners who would not be able to participate in person to attend meetings, and offers flexibility to do so by phone, tablet, or computer;
- Increases the likelihood of achieving quorum during a meeting for voting purposes;
- Provides flexibility in scheduling options for an association to hold a meeting;
- Allows for an association's staff to attend meetings more readily, including the association's community manager, insurance professional and attorney, among others;
- Protects voter identity when votes are cast electronically instead of turning in a paper ballot;
- Eliminates the need for a board to find a physical location to conduct a meeting;
- Allows cost-effective ways to share information and documents through screen-sharing on a virtual platform, eliminating printing and mailing expenses; and
- Allows the presiding officer to oversee the order of the meeting with access to chat conversations, electronic hand-raising, and muting option.