

Action	Homeowners' Association	Condominium Associations
Disaster Plan	A disaster plan may be implemented before or immediately following the event. This may include, among other things, shutting off elevators, electricity, water, sewer, security systems, or air conditions.	A disaster plan may be implemented before or immediately following the event. This may include, among other things, shutting off elevators, electricity, water, sewer, security systems, or air conditions.
Entry onto the Property	Based upon the advice of professionals the Board may determine any portion of the association property unavailable for entry or occupancy.	Based upon the advice of professionals the Board may determine any portion of the association property unavailable for entry or occupancy.
Mitigation of Further Damage	May contract for the removal of debris and to prevent or mitigate the spread of fungus, mold and mildew. May dispose of wet drywall, insulation, carpet, cabinetry etc.	May contract for the removal of debris and to prevent or mitigate the spread of fungus, mold and mildew. May dispose of wet drywall, insulation, carpet, cabinetry etc. <i>May be done even if unit owner is obligated by the declaration or law to remove/replace fixtures and to remove personal property from unit.</i> <i>The Board may further contract on behalf of the unit owner(s) for which items the unit owner(s) are otherwise responsible, but which are necessary to prevent further damage to the condominium property. The owners will be responsible for reimbursing the association for the actual cost of the items or services.</i>
Funding Emergency Repairs when Operating Funds are Insufficient	The association may borrow money and pledge association assets as collateral without owners' approval to fund emergency repairs.	The association may borrow money and pledge association assets as collateral without owners' approval to fund emergency repairs.
Special Assessments	May be levied without a vote of the owners.	May be levied without a vote of the owners.
Board Meetings	Board meetings and membership meetings may be conducted if notice provided in as practicable manner as possible.	Board meetings and membership meetings may be conducted if notice provided in as practicable manner as possible.
Assistant Officers	Assistant officers whom are not directors may be named to accommodate the incapacity or unavailability of the officer. The same authority as is conferred upon the executive officer whom they are assistants to is conferred on the assistant during the state of emergency.	Assistant officers whom are not directors may be named to accommodate the incapacity or unavailability of the officer. The same authority as is conferred upon the executive officer whom they are assistants to is conferred on the assistant during the state of emergency.
Association Meetings	May be canceled or rescheduled.	May be canceled or rescheduled.
Principal Office	May be relocated or an alternative may be designated.	May be relocated or an alternative may be designated.