

HOUSE No. 1352

By Mr. Mahoney of Cambridge, petition of Robert L. Halfyard and Thomas H. D. Mahoney for legislation to make certain changes in the condominium laws to allow for certain improvements. Urban Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Seven.

AN ACT AMENDING THE CONDOMINIUM LAWS TO ALLOW CERTAIN IMPROVEMENTS.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Section 12 of chapter 183A of the General Laws is hereby
2 amended by adding the following clause: — (e) Notwithstanding
3 the provisions of section eighteen, an authorization, not requiring
4 any agreement by the unit owners, to expend funds to make
5 improvements to the common areas and facilities and assess the
6 cost thereof to all unit owners as a common expense, which
7 improvements may annually total in the aggregate such sum as
8 may be set forth in the by-laws pursuant to this clause (e), but not
9 more than one half of one percent of the assessed valuation of all
10 units. Nothing herein shall limit the effect of any by-law
11 provisions made pursuant to section twenty-one of chapter one
12 hundred and eighty-three A.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be clearly documented and verified. The text continues to describe various methods for ensuring the integrity of the data, including regular audits and cross-checking of entries.

In the second section, the author details the specific procedures for handling discrepancies. It is noted that any inconsistencies should be investigated immediately and resolved through a transparent process. The document provides a step-by-step guide for identifying the source of errors and correcting them to prevent future occurrences.

The final part of the document outlines the overall goals and objectives of the record-keeping system. It stresses the need for consistency and reliability in all reporting. The author concludes by encouraging a proactive approach to data management, ensuring that all information is up-to-date and accessible for review.