§ 61. Tenant meetings in common areas. Any group, committee, or other organization comprised of tenants residing in housing authority developments conducting a meeting authorized pursuant to section two hundred thirty of the real property law shall have the right to meet without being required to pay a fee in any area owned by such authority which is devoted to the common use of all tenants. Such areas shall include but not be limited to a community or social room where use is normally subject to a fee, provided, however, that such meeting is conducted in a peaceful manner, at reasonable hours and without obstructing access to the premises or facilities. Five days' prior written notice of such a meeting must be given to the management office of the project development. If such common area is unavailable on the requested day, the management office must provide the group, committee or other organization comprised of tenants with any times that the common area will be available during a fourteen-day period commencing on the fifth day after written notice was given to the management office.