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January 12, 2022

Hon. Delegate Kumar P. Barve, Chair
Hon. Delegate Dana Stein, Vice Chair
Hon. Delegate Marvin Holmes, Sponsor
Environment and Transportation Committee
Rm. 251 House Office Building
6 Bladen Street
Annapolis, MD 21401

**Re: HB 140- Real Property – Condominiums and Homeowners Associations –
Governing Bodies and Annual Meetings**

Hearing: January 13, 2022

Position: SUPPORT

Dear Chairman Barve, Vice Chairman Stein, Delegate Holmes and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI MD-LAC represents individuals and professionals who reside in or work with condominiums, homeowners’ associations, and cooperatives throughout the State of Maryland.

MD-LAC is writing today to voice our support for HB 140. The bill requires that meetings of a board or council/association be held at least twice per year and mandates that at least one unit or lot owner who is not affiliated with the developer be appointed to serve once 25% of the units or lots are conveyed to members of the public and requires the developer to establish a board when 25% of the units or lots are conveyed to members of the public. This will assure more open governing of condominiums and homeowners’ associations that are still under developer control. This bill also requires the developer to deliver to the council/association notice of any bonds provided by the developer to a governmental entity and notice when the developer requests to be released from the

Maryland Legislative Action Committee
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bond. This will provide councils/associations with an opportunity to review all of the work covered by the bond before the bond is released.

We respectfully request that the Committee give HB140 a favorable report. We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at lisa.jones@mdlobbyist.com; or Ruth Katz, CAI MD-LAC, at 301-657-0188, or by email at rokatz@lercheearly.com; or Steven Randol, Chair, at 410-695-2183, or srandol@pineyorchard.com.

Sincerely,



Ruth O. Katz
MD-LAC for CAI



Steven Randol
Chairman
MD-LAC for CAI

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.