



Real Property Section

To: Environment and Transportation Committee (House)

From: Legislative Committee of the Real Property Section Counsel

Date: February 10, 2023 [Hearing Date February 14, 2023]

Subject: **HB 331 – Real Property - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Virtual Meetings**

Position: **Support with Amendment**

The Real Property Section Counsel of the Maryland State Bar Association (MSBA) supports **with amendment** House Bill 331 – Real Property - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Virtual Meetings.

We believe this a good bill and will help with electronic/virtual meetings in connection with homeowners associations, condominium associations, and cooperative housing communities. We question, however, why such meetings held by the Board of Directors of their respective communities would need to be deemed “closed meetings” as set forth in on page 5 - lines 3-5, page 8- lines 6-8, and page 12- lines 26-28. Such “closed meeting” may be held for limited purposes only. We no need to limit the discussion in connection with “open” meetings. And members of the community at large are typically not allowed to attend “closed meetings” which means they would not be permitted in the meeting in the first place.

Thus, we propose eliminating the language referenced above. For these reasons, the Real Property Section Counsel of the MSBA **supports with amendments HB 331**. Thank you for your consideration.