

HB0279 – Favorable ONLY with The Following Amendments

Nelda Fink

MD District 32

I'm in favor of this bill except the way paragraph D(2)(ii) is worded. There should be no dispute if the percentage interests are properly stated in the governing documents. But the situation can occur where the board suddenly decides incorrectly to not follow those declared percentage interests. Again this is happening to me now and even though it means I'm paying only 60 cents more than I should it is in violation of the community's Declaration. The BOD doesn't understand the Declaration or the percentage interests.

Therefore paragraph D(2)(ii) should read something to the effect (2) "Dispute" does not include ... (ii) "**the declaration** of the percentage interest or vote allocable to a unit, but can include improperly allocated interests of the declared percentage interest or vote."

I've been using Montgomery County's commission the last 2 years! Having one in each county will be a relief! Thank you for suggesting this bill!

I support some of this bill with the above amendments.

Thank you.

Nelda Fink