
Vicki Caine, Chair
Steven Dunn, Esq., Member, Vice Chair
Brenda Wakefield, CMCA, AMS, Secretary

Marie Fowler, PCAM, Treasurer
Charlene Morazzani Hood, PCAM, MS,
Asst. Treasurer

Hillary A. Collins, Esq., Member
Igor Conev, CMCA, AMS, PCAM, CIRMS, Member
Julie Dymowski, Esq., Member
Kathleen M. Elmore, Esq., Member
Cynthia Hitt Kent, Esq., Member
Judyann Lee, Esq., Member
Barbara Leonard, Member

Chris Majerle, PCAM, Member
Robin Manougian, CIRMS, Member
Susan Saltsman, CMCA, AMS, Member
Scott J. Silverman, Esq., Member
John Taylor, Member
Tricia A. Walsh, CISR, Member

January 22, 2024

Marc.Korman@house.state.md.us
regina.boyce@house.state.md.us

Delegate Marc Korman, Chair
Delegate Regina T. Boyce, Vice Chair
Environment and Transportation Committee
House Office Building
Annapolis, Maryland 21401

Re: HB 309
Cooperative Housing Corporations - Dispute Settlement
Position: SUPPORT
Hearing Date: February 13, 2024

Dear Chairman Korman, Vice Chair Boyce, and Committee Members:

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

MD-LAC supports HB 309. The Bill mirrors the current dispute settlement provisions of both the Maryland Condominium Act and the Maryland Homeowners Association Act and brings the Maryland Cooperative law into parity with those two acts with regard to the procedures for dispute settlement.

The bill remedies certain issues with regard to the dispute settlement procedure in general, by **providing an alleged violator with an opportunity for a hearing before the governing body, upon request, but not requiring a hearing for each alleged violation in circumstances where the alleged violator does not want, nor will attend the hearing.** Once requested by the alleged violator, the bill requires that the hearing be held upon not less than 10 days' additional notice. In the vast majority of cases where a hearing is required without request, notice of the hearing is served, the volunteer governing body made up of members of the Cooperative is assembled, but the alleged violator does not attend thereby wasting time, money and effort. If no hearing is requested, then the bill as proposed requires that the governing body deliberate as to whether the violation occurred and what sanction, if any, to impose, at the next meeting.

We respectfully request that the Committee give HB 309 a favorable report. We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at 410-366-1500, or by e-mail at lisa.jones@mdlobbyist.com, Vicki Caine, Chair of the MD-LAC, by e-mail at to MDLacChair1@gmail.com, or Kathleen M. Elmore, Esquire, member, MD-LAC for Community Associations Institute at 410-544-6644, or by E-mail at [kelmore@el-grp.com](mailto:kelmor@el-grp.com).

Sincerely,

Kathleen M. Elmore
Kathleen Elmore, Esquire
Member, CAI MD-LAC

Vicki Caine
Vicki Caine
Chair, CAI MD-LAC