



**Maryland Legislative Action Committee**  
*The Legislative Voice of Maryland Community Association Homeowners*

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March 1, 2022

Hon. Delegate Kumar P. Barve, Chairman  
Environment and Transportation Committee  
House Office Building, Room 251  
6 Bladen Street  
Annapolis, MD 21401

**Re: HB 1147 Real Property – Cooperative Housing Corporations, Condominiums, Homeowners Associations – Virtual Meetings**

**Hearing: March 4, 2022**

**Position: Support with amendments**

Dear Chairman Barve 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 condominiums, homeowners associations and cooperatives throughout the State of Maryland.

I am writing today on behalf of the MD-LAC to voice our support with amendments for HB 1147.

During the Covid-19 pandemic, most condominiums, homeowners associations and cooperatives have conducted their meetings virtually through Zoom and other similar platforms in order to comply with governmental restrictions on large gatherings and social distancing. What started as a forced action has turned into a real positive for these community associations. Specifically, community associations have experienced increased member participation in meetings, reduced costs of conducting meetings, and flexibility in scheduling and sharing materials during the meetings.

We believe all community meetings should allow for community input and sharing of ideas to ensure cohesive community living. As a community manager I have attended many

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meetings, both virtual and in person. These meetings continue to be held as they have in the past, prior to virtual meeting, like in-person meetings with an open forum either at the beginning or the end of the meeting during which the floor is opened for a limited time for homeowner participation. Board meetings are just that, meetings of the board, which are intended to be the forum at which the business of the association is conducted. They are to be open to members for observation, but not unlimited participation and interruption. This bill, as drafted, seems to require unrestricted member participation.

As such, we feel to ensure productive and well managed meetings the bill should be cited as such:

II. THE PERSON CONDUCTING THE MEETING MAY MUTE ALL PARTICIPANTS WHILE THE BOARD OF DIRECTORS IS CONDUCTING BUSINESS, DURING PRESENTATIONS OR TO AVOID INTERFERENCE OF BACKGROUND NOISE.

Remove #1 completely. Participants have the opportunity to participate during open forum.

Remove #2 completely. Participants outside of Board Members are not permitted to call for a vote or object to matters.

And

III. IF A PARTICIPANT BECOMES DISRUPTIVE AND IS PROVIDED A WARNING, THE PERSON CONDUCTING THE MEETING MAY MUTE THE PARTICIPANT AND IF NECESSARY REMOVE THE PARTICIPANT FROM THE MEETING.

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 Charlene Morazzani Hood, PCAM®, Executive Vice President/Community Manager/Assistant Treasurer CAI MD-LAC, at 410-654-4444 or by email at cmorazzani@residential-realty.com; or Steven Randol, Chair 410-695-2183, or srandol@pineyorchard.com

Sincerely,

*Steven Randol*

Steven Randol  
Chair, CAI MD-LAC

*Charlene Morazzani Hood*

Charlene Morazzani Hood, PCAM  
Assistant Treasurer CAI MD-LAC

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