

Hello everyone my name is, Sheila Daniels-Henriquez. I live in Severn Maryland. I'm in support of HB0026. This Bill is imperative so home owners' rights are protected.

The state of Maryland requires CPA firms to be license and Management companies NOT having to do the same. That's not understandable because management companies do much of the same as CPA firms such as receiving, containing and managing hundreds of thousands to millions of dollars of people money whom they service.

Here are some reasons why management companies should be licensed to limit or stop the following:

Retaliation and harassment by management companies

To stop nondisclosure of financial documentation to home owners upon request

Limit expensive fees charged to each home owner when requesting their financial documents

To prevent misappropriation of community funds

To prevent lack of respect and professionalism to home owners

It's unconstitutional to think that because a home owner who requests financial documentation or if they state their concerns about their community's financial status results in being harassed and retaliated against from their management companies and in some cases, as with me, lied about to their community so they the management company can protect themselves or just because they don't personally like you. Sadly, this happens much and it's the majority of management companies that do such horrible acts. Why because they have no one to report to; no office within the state of Maryland that holds management companies accountable and they need to be held accountable for their actions especially since they are running a supposed to be legal business and they are managing community money which is a community's livelihood that should be protected.

You can change all of this with your vote of yes for this Bill.

Thank you very much for your time.