

Unfavorable – HB0105 Condominiums and Homeowners Associations – Governing 3 Bodies and Annual Meetings

Just giving an opportunity to comment is not enough. Too often the Council (unit / property owners) of a common ownership community don't get an opportunity to actually vote on actions of the Board of Directors. The BOD acts as the Council's representatives but the BOD is not elected as representative of the Council, only by majority vote, as in a social popularity contest. Giving Council members an opportunity to voice their opinions is fine, but if the BOD then votes contrary to those voiced opinions, the BOD is not then representing the Council. Therefore giving the Council an opportunity to vote on the issues that they are vocalizing in an annual meeting would ensure the BOD is acting according to the Council's desires.

Add 11-109.(7)3.(ii)3. AND VOTE ON ACTIONS RESULTING FROM THOSE COMMENTS.

Add 11B-111.(3)(iv)4. AND VOTE ON ACTIONS RESULTING FROM THOSE COMMENTS

I support this bill with the amendments.

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