



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

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March 28, 2023

Hon. William Smith, Chair
Hon. Jeff Waldstreicher, Vice-Chair
Hon. Delegate Marvin E. Holmes, Sponsor
Judicial Proceedings Committee
2 East
Miller Senate Office Building
Annapolis, MD 21401

Re: HB105 - Real Property - Condominiums and Homeowners Associations - Governing Bodies and Annual Meetings

Hearing: March 28, 2023

Position: SUPPORT

Dear Chair Smith, Vice-Chair Waldstreicher, Delegate Holmes and Committee Members:

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

MD-LAC is writing today to voice our support for HB105. The bill requires that unit or lot owners have an opportunity to comment during certain meetings convened by the Board of Directors, the developer, or the declarant of a condominium or a homeowners association; requires the developer of a condominium to appoint a unit or lot owner, not otherwise affiliated with the developer, to the board within 30 days after the date on which units representing 25% of the votes have been conveyed by the developer to members of the public for residential purposes; etc. This bill also requires the developer to provide the unit or lot owner board member with certain information about the community. These measures will assure more transparency

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and open governance of condominiums and homeowners' associations that are still under developer control.

We respectfully request that the Committee give HB105 a favorable report. 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 lisa.jones@mdlobbyist.com; or Steven F. Dunn, CAI MD-LAC, at 301-347-1276 or sfdunn@lercheearly.com; or Steven Randol, Chair, at 410-695-2183 or srandol@pineyorchard.com.

Sincerely,



Steven F. Dunn
MD-LAC for CAI



Steven Randol
Chairman

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.