

Vicki Caine, Chair
Steve Dunn, 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

March 25, 2024

Hon. William C. Smith, Jr., Esq.
Hon. Jeffrey D. Waldstreicher
Judicial Proceedings Committee
Miller Senate Office Building, 2 East Wing
11 Bladen Street
Annapolis, MD 21401

**Re: HB 793 – Real Property – Governing Bodies of Common Ownership Communities –
Member Training
Hearing: March 27, 2024 Position: Oppose**

Dear Chair Smith & Vice Chair Waldstreicher, 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.

MD-LAC is writing today to voice our opposition for HB 793 which requires that each member of a Board of Directors or Officer of a Council of Unit Owners shall successfully complete a training curriculum on the responsibilities of being a Member or an Officer of said Board of Directors or Council of Unit Owners.

While CAI and the MD LAC acknowledge that the education of governing boards of community associations concerning their roles and responsibilities is essential to a well-functioning community. Community Associations Institute (CAI) finds education of governing board members to be critically important. That said, all of your Association and Board members are volunteers in most cases juggling a job, and family with a non-paid position keeping their home community fiscally independent and functioning efficiently. This further deters possible good board members

Maryland Legislative Action Committee
Post Office Box 6636
Annapolis, Maryland 21401

from volunteering. While CAI realizes the importance of education for all governing board members, state mandated requirements deserve careful evaluation by legislative action committees. Any state mandated education requirement should focus on incentives and tools to encourage boards to utilize existing industry tools to achieve educational goals rather than create new processes or burdens.

CAI's G&PA Committee convened a task force to conduct a thorough review of the Board Member Education Public Policy in April of 2023. Over the next 8 months the task force engaged in thoughtful discussion and reached out to homeowners via CAI's Homeowner Leaders Council to create new language which would better reflect the needs of homeowners via CAI's Homeowner Leaders Council to create new language which would better reflect the needs homeowners, balanced with the overall public policy trends seen across the country. We anticipate the public policy to have substantive changes to the existing policy. We estimate the policy will be finalized and published by the end of 2024.

Accordingly, the MD-LAC respectfully request that the Committee does not give HB 793 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 by email at lisa.jones@mdlobbyist.com; Vicki Caine, Chair 215-806-9143, or MDLacChair1@gmail.com.

Sincerely,

Vicki Caine

Vicki Caine
Chair, CAI MD-LAC

Hillary Collins

Hillary Collins, Esq., CIRMS
Member, CAI MD-LAC

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.

Maryland Legislative Action Committee
Post Office Box 6636
Annapolis, Maryland 21401