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January 31, 2025

Hon. Marc Korman, Chair
Hon. Regina T. Boyce, Vice-Chair
Hon. Delegate Marvin E. Holmes, Sponsor
Environment and Transportation Committee
251 Taylor House Office Building
Annapolis, Maryland 21401

RE: HB295 - Real Property - Condominiums and Homeowners Associations - Governing
Bodies and Annual Meetings

Hearing: February 4, 2025

Position: SUPPORT

Dear Chair Korman, Vice-Chair Boyce, 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.

The MD-LAC is writing to voice our support for HB 295. The bill requires that unit or lot owners (members of the public who bought the unit or lot from the developer/declarant) have an opportunity to comment during certain meetings convened by the Board of Directors, while the Board is under the control of the developer/declarant of a condominium or a homeowners association; requires the developer/declarant to appoint a unit or lot owner, not otherwise affiliated with the developer, to the Board of Directors 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. In the industry, we find that many developers/declarants and builders overlook the proper governance of a community

Maryland Legislative Action Committee
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association while they are busy building the community dwelling units and infrastructure. With the lack of proper governance, owners who buy into the community at the inception are often foreclosed from participating in the community association and unaware of decisions made by the developer/declarant. The measures set forth in the bill will assure more transparency and participation in the governance of condominiums and homeowners' associations that are still under developer/declarant control.

We respectfully request that the Committee give HB295 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 Cynthia Hitt Kent, CAI MD-LAC, at 410 363 9600 or ckent@hittkentlaw.com; or Vicki Caine, Chair, at 215-806-9143 or vcaine1@gmail.com.

Sincerely,

Cynthia Hitt Kent
MD-LAC for CAI

Vicki Caine
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.