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January 31, 2025

Delegate Marc Korman, Chair
Delegate Regina T. Boyce, Vice-Chair
Environment and Transportation Committee
250 Taylor House Office Building
251 Taylor House Office Building
Annapolis, Maryland 21401

Re: House Bill 299
Real Property – Governing Bodies of Common Ownership Communities –
Member Training
Hearing Date: February 4, 2025 1:00 p.m.
Position: Support with amendments

Dear Chair Korman, Vice-Chair Boyce, and Members of the Environment and Transportation Committee:

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 community associations (condominiums, homeowners’ associations, and cooperatives) throughout the State of Maryland.

We write on behalf of the Maryland residents statewide who reside in common ownership communities to offer our support with amendments for the above-referenced legislation, which is scheduled for hearing before your Committee on Tuesday, February 4, 2025, at 1:00 p.m.

Page 2, House Bill 299
Community Associations Institute

Community Association Institute supports education and training to assist association volunteer leaders (board members) to better understand and carry out their responsibilities. CAI encourages board members to obtain education to understand their governing documents, fiduciary duties and duty of care, ethics and leadership, rules creation and enforcement, financial and budgeting, maintenance responsibilities, risk management, insurance, conflict resolutions among other responsibilities. In reviewing House Bill 299, certain amendments are required in order for the MD-LAC to support it. These amendments are as follows:

1. Section C.5. as written conflicts with association governing documents that uniformly require board members to be removed by a vote of the Council of Unit Owners as well as CAI Public Policy. Therefore, we propose that HB 299 be revised to remove the language stating that should a board member not participate in board training his or her vote may be invalidated and the board member may be removed from the board by the board of directors.
2. Add a subsection 6 to Section C.2.(I) that allows for training by a certified manager (CMCA, AMS, PCAM, CIRMS) or a Community Association attorney licensed to practice law in the state.
3. Add a provision to HB 299 that allows for online and in-person trainings on core competencies. Such training should be developed using existing resources available through Community Association Institute and comparable organizations.

Thank you for your time and attention to this important legislation.

We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at 410-366-1500, or by e-mail at lisa.jones@mdlobbyist.com, or John Oliveri at 410-295-3000, or by e-mail at joliveri@oandl-law.com, or Vicki Caine at 215-806-9143 or email at vcaine1@gmail.com. or John Oliveri, of the MD-LAC.

Sincerely,

John Oliveri

John Oliveri
MD-LAC for CAI

Vicki Caine

Vicki Caine
Chair, CAI MD-LAC