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February 17, 2026

Senator Guy Guzzone
Senator Jim Rosapepe
Budget and Taxation Committee
3 West Miller Senate Office Building
3 West Miller Senate Office Building
Annapolis, Maryland 21401
guy.guzzone@senate.maryland.gov
jim.rosapepe@senate.maryland.gov

**Re: Senate Bill 434 (“SB 434”)
Maryland Strategic Energy Investment Fund - Uses - Cooperative Housing
Corporations and Condominiums (Co-Op and Condo Energy Refund Equity Act)
Hearing Date: February 25, 2026 at 1:00 p.m.
Position: Support with Amendments**

Dear Chair Guzzone, Vice-Chair Rosapepe, 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 community associations (condominiums, homeowners’ associations, and cooperatives) throughout the State of Maryland.

MD-LAC is writing today to voice its support with amendments to SB 434. As written, SB 434 provides that the electric company shall identify the refund or credit amount to the residential distribution customer on the customer’s bill as a line item identified as a “legislative energy relief fund.” However, for a member of a cooperative or a unit owner of a condominium, the electric company shall issue the refund or credit to the board of directors of the cooperative or condominium, and the board of directors shall then distribute the refund or credit to the

members of the cooperative or unit owner of the condominium.

SB 434 should be amended to clarify and require that the electric company specify the member of the cooperative or unit owner of the condominium who is in receipt of the refund or credit, if not the entire cooperative and condominium, and the amount issued to the specific member or unit owner. In other words, the electric company must specify a line item dictating who is in receipt of the credit or refund, and the full amount paid to them. Practically and administratively, the onus cannot be on the board of directors of the cooperative or condominium to ascertain which member or unit owner is in receipt of the refund or credit.

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; Brenda Wakefield, Secretary of the MD-LAC at 410-703-8688, or by e-mail at brenda.wakefield@wamcs.com; or Igor Conev, Chair of the MD-LAC, at 443-614-2787, or by e-mail at igor@ocmannproperties.com.

Sincerely,

Brenda Wakefield

Brenda Wakefield, CMCA, AMS

Secretary, CAI MD-LAC

Igor Conev

Igor Conev, AMS, PCAM, CIRMS

Chair, CAI MD-LAC

Nura Rafati

Nura Rafati, Esq.

Member, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than fifty 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.