

Date Submitted: 2/24/26

Sheila Daniels-Henriquez

HB0841 - In(Favor)

Testify Date: 2/24/26

My name is Sheila Daniels-Henriquez. I'm in favor of HB0841. I'm here today as a homeowner living in a Common Ownership Community (COC).

I've been living in my Common Ownership Community since 2001. If asked, would my community be better off, if this Bill was passed, I'd say yes. If asked, if my community had a more positive and effective Board of Directors whose governance adhered to transparency and accountability, would it make your community better, I'd also say yes to that as well.

I trust the passing of HB0841 would ensure that community member voices are heard which will allow community members to feel they are actively participating in the shaping of their community. Member participation in the decision making for their community helps to prevent conflicts and chaos. Requiring developers to appoint directors or establish a governing body promotes leadership and allows for a smooth transition and long-term planning for a Common Ownership Community.

Just as important, the requirement to maintain accurate records promotes financial transparency and accountability; this can help the association to comply with legal obligations and prevent the misuse of funds. After witnessing my community's past and present finances decreasing, I'd definitely support this Bill in this regards as well. Compliance in financial matters ensures that the association is prepared for audits so they can follows best practices by limiting fraud and mismanagement.

In addition, good governance structure prevents confusion, chaos and inefficiency, instead it enhances quick results for issues. The ultimate goal in this Bill is to contribute to the long-term sustainability and functionality of Common Ownership Communities by ensuring effective oversight, financial stability, and allowing active involvement from all members, all crucial for maintaining a well-functioning community.

Thank you for your time. I look forward to the passing of this Bill.