

Date Submitted: 2/17/26

Sheila Daniels-Henriquez

In(Favor)

Testify Date: 2/19/26

My name is Sheila Daniels-Henriquez. I'm in favor of HB0537. This Bill is needed for the Attorney General's Office to implement the review of alleged violation of state laws governing COC and to take direct enforcement action on behalf of a residential owner. This is extremely needed in the state of Maryland for I know of and have experienced such violations. When I've asked for invoices, audits, documentation, both the Governing Body and Management refused to release them. Management charged extreme high prices for viewing.

My election year 2024 was a total disgrace enacted by the Governing Body as well as the recent management company. This election was based on false documentation and false accusations which caused distress and demonstrated a lack of professionalism by both. I've heard of similiar actions in other communities. Fair elections with results that can be verified by an Audit on request is absolutely needed. As we all are currently witnessing, fair and free elections installs integrity and peace of mind.

"The Business Judgement Rule" states to act in good faith towards its members. In addition, as a business, management companies are required to utilize their knowledge and expertise to prevent casualties to those they do business with. Management companies store and have access to homeowner's personal and financial information but doesn't have a mandatory license or the professional training needed which is why passing Bill HB0537 to protect and support COC Homeowners is needed. If I may add, counties that have properly trained Governing Bodies have less distress, chaos, theft and financial problems.

In conclusion, homeowners of Common Ownership Communities just want to live peacefully in their homes without being disrespected, harassed and humiliated by their Governing Bodies and management companies.

Please pass this Bill. Thank You for your time.