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March 9, 2026

Will.smith@senate.maryland.gov
Jeff.Waldstreicher@senate.maryland.gov

Senator William C Smith, Jr., Chair
Senator Jeff Waldstreicher, Vice Chair
2 East Miller Senate Office Building
11 Bladen Street
Annapolis, MD 21401

RE: Senate Bill 919 (SB919)
Homeowners associations – Reserve Funding, Meeting Notices, Voting and Records
Hearing Date: March 11, 2026 at 1:00pm
Position: Oppose

Dear Chair Smith, Vice-Chair Waldstreicher, and Members of the Judicial Proceedings 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.

MD-LAC is writing today to voice its opposition to SB919, which requires any homeowners association 100 lots or more to post all of their documents, rules and regulations, meeting minutes, and audio/video of all virtual meetings, which include Board Members, on a website, online portal, or mobile device application that all members could access. The bill specifically

requires that the approved meeting minutes of all open meetings for the preceding 5 years to be posted, as well as the recording of all meetings over the preceding 12 months.

While the bill acknowledges that not all associations may currently have a website, online portal, or mobile device application, it requires that an association develop such a database promptly after the adoption of the bill. SB919 also stipulates that all meeting notices must be delivered by electronic transmission at least 14 days in advance and include the date and time of the meeting, and if virtual, all instructions as to how to access the meeting. It also wants to move to electronic voting when community voting is required.

The bill is not feasible for many reasons. The bill fails to acknowledge that building such applications and training all users on how to use them is quite costly. Along with the costs of the software, customization and training, the community will be required to add Cyber Technology Insurance coverage to the costs.

Many communities of all types and sizes are already struggling financially. The Maryland Condominium Act and the Maryland Homeowners Association Act specify a procedure for requesting documents from the association. If an owner wants to review a document, they can request it. There is no need for the association to spend funds and time on uploading every record to a new application. It would also be necessary for the Board or similar group to be specific as to what meetings would be recorded.

Maryland is an “all party consent” state making certain forms of video/audio recording illegal unless the persons doing the recording have the consent of those being recorded. Informing all owners of these legalities and collecting forms with consent signatures, would be an effort to say the least. The community would need to have a plan for educating and gathering all the consent signatures and also enforcing the policy during any meetings that need to be recorded.

Maryland law currently addresses meeting notices, voting, and records in an efficient way where members have access. SB919 not only adds unnecessary requirements and procedures, but it overcomplicates law that is already workable.

For the foregoing reasons, MD-LAC requests an **unfavorable** report on this legislation. 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 Vicki Caine, of the MD-LAC, at (215) 806-9143 or by email at vcaine1@gmail.com or Igor Conev, of the MD-LAC, at (443) 614-2787, or by e-mail at igor@ocmannproperties.com.

Sincerely,

Vicki Caine

Vicki Caine
Member CAI MD-LAC

Igor Conev

Igor Conev, CMCA,-AMS,-PCAM,-CIRMS
Chair, 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.