

HB1362\_Crossover\_Bill\_Richard  
Kaplowitz\_FAV 03/31/2026  
Richard Keith Kaplowitz  
Frederick, MD 21703

**TESTIMONY ON CROSSOVER BILL HB#1362- POSITION:**  
**FAVORABLE**

**Condominiums and Homeowners Associations - Meetings - Recording Requirements**

**TO:** Chair Smith, Jr., Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

**FROM:** Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of crossover bill HB#1362, **Condominiums and Homeowners Associations - Meetings - Recording Requirements**)

This bill is personal to me as I struggle with my HOA over their decision making that personally affects the use of my property to express political opinions. Their meetings are held at a time that I am unable to attend them. I want to argue for my point of view but do not have the information needed to create cognizant arguments addressing the concerns of the HOA and how they arrive at their decisions on issues before them.

This bill will provide me and others throughout the state with the opportunity to have greater transparency in decisions making that affect their lives by people operating in the dark. The availability of recordings of meetings can assist us all in challenging decisions we might agree or disagree with having fuller knowledge of how that resolution was adopted.

This bill will require that meetings of the council of unit owners, board of directors, or governing body a condominium and of a homeowners association, including meetings of the governing body, board of directors, or committee of the homeowners association, be recorded by video with audio or audio only; and requiring that meeting recordings be kept in a certain manner.

It is difficult to fight my HOA without understanding what was the input that guided their conclusions. This bill will give us all tools to fight what we disagree with.

**I respectfully urge this committee to return a favorable report on crossover bill HB#1362.**