

HB1362

**GOOD AFTERNOON CHAIRMAN SMITH AND VICE CHAIRMAN
WALDSTREICHER**

**MY NAME IS JEANNIE POHLHAUS AND I AM A CONDO OWNER FROM
BALTIMORE CITY AND ALSO AM A PARTNER WITH THE CROSS KEYS
LADIES (A VOLUNTEER ADVOCACY GROUP FOR CONDO OWNERS ACROSS
THE STATE OF MARYLAND).**

**WHILE I AM IN FAVOR OF THE PREMISE OF THIS BILL, MY CONCERN IS
WITH HOW THIS AFFECTS CONDOMINIUM ASSOCIATIONS. SMALLER
CONDOMINIUM ASSOCIATIONS MAY NOT BE IN A FINANCIAL POSITION
TO SET UP A RECORDING SYSTEM FOR THEIR BOARD MEETINGS.**

**IF DELEGATE WIVELL IS WILLING TO AMEND THIS BILL TO ALLOW
CONDOMINIUM BOARDS TO DELIVER WRITTEN MINUTES OF ALL BOARD
MEETINGS WITHIN 5 DAYS OF THE SAID MEETING TO ALL UNIT OWNERS
(EXCEPT CLOSED MEETINGS) , THEN I WOULD BE IN FAVOR OF THIS
BILL.**

**FOR TOO LONG, BOARDS OF DIRECTORS OF CONDOMINIUM
ASSOCIATIONS HAVE HAD TOO MUCH POWER OVER THE OWNERS OF
CONDOMINIUMS. THERE NEEDS TO BE MORE TRANSPARENCY WHICH
THIS BILL ADDRESSES.**

**EVER SINCE HB107 WAS ENACTED, THE STATE OF MARYLAND HAS
GRADUALLY TAKEN AWAY THE RIGHTS OF CONDOMINIUM OWNERS.
THIS NEEDS TO BE ADDRESSED.....NOT ONLY WITH BOARD OF
DIRECTOR MEETING MINUTES BUT ALSO WITH SPENDING LIMITS OF
THESE BOARDS WITHOUT THE APPROVAL OF THE MAJORITY OF UNIT
OWNERS.**

**I THANK THE COMMITTEE FOR TAKING THE TIME TO LISTEN TO THE
CONCERNS OF CONDOMINIUM OWNERS AND REALIZE THAT
CONDOMINIUM OWNERSHIP MAKES UP APPROXIMATELY 30% OF THE
HOUSING STOCK IN THE STATE OF MARYLAND. CONDOMINIUM OWNERS
ARE VERY ANGRY WITH THE WAY THEY ARE BEING TREATED BY THE
LEGISLATURE AND THIS BEING AN ELECTION YEAR WE ARE ALL BEING
MOBILIZED TO VOTE FOR THOSE CANDIDATES WHO SUPPORT
CONDOMINIUM OWNERSHIP AS AN AFFORDABLE LIVING OPTION.**

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