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Maryland General Assembly Senate Judicial Proceedings Committee

Re: SB 471 Condominiums – Disclosures to Unit Owners and Prohibited Provisions in Instruments by Developers (Sunset Island Act)

Sponsor: Senator Katie Hester

Position: SUPPORT, with amendments

Good afternoon, Chairman Smith and members of the Committee.

My name is Mary Lynn Meloni. I am Vice President of the Garden Condominium II Association at Sunset Island. I am here today representing the 198 condominium owners of Sunset Island who, through no fault of their own, have had to endure the financial hardship of two special assessments totaling well over \$50,000 due to water infiltration issues and building code violations that the builder has steadfastly refused to accept responsibility for. In total, we are spending \$10 MM to repair 11 buildings.

I support the passage of Senate Bill 471, the Sunset Island Act, which will prevent the board of directors of future homeowners' associations from giving away homeowners' rights without their knowledge, which is what happened at Sunset Island.

My husband David and I purchased our home in 2013. I can attest to the fact that no disclosure was made of a 2010 release agreement between the builder and the association.

We had zero knowledge of the confidential release agreement that was agreed to with Ryan Homes and which released Ryan Homes from all future responsibility for making repairs. This agreement was not part of our conveyancing documents and there was no possibility of discovery through a search of the public records because the document was never recorded.

I truly hope that this new law will prevent future homeowners from experiencing the horror that we are still going through. Unfortunately, it comes too late to help the 198 victims of Sunset Island.

In closing, each of you here today should be thinking about what you would want done if this happened to you, your children or your grandchildren, because it could easily be one of you the next time. The builder has still not been held accountable.

I greatly appreciate the effort of the legislators who have introduced this bill. I ask for your support for Senate Bill 471. Thank you for your time.