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Legislative District 15  
Montgomery County

Environment and Transportation Committee

*Chair*  
Motor Vehicle and Transportation  
Subcommittee



The Maryland House of Delegates  
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THE MARYLAND HOUSE OF DELEGATES  
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**Sponsor Testimony in Support of HB593  
Condominiums and Homeowners Associations—  
Meeting Requirements**

Testimony by Delegate David Fraser-Hidalgo  
February 9, 2021- The Environment and Transportation Committee

HB593 is a simple bill that will clarify the notification requirements for condominiums and homeowner association's annual meetings. Currently, associations must meet annually and the primary reason for the meeting is to elect directors. If a quorum (25%) is not met, a second meeting can be held and those in attendance will constitute a quorum. Some associations have been holding this second meeting immediately after the first, thereby denying the other owners the opportunity to rectify the non-quorum vote.

This bill will clarify that the second meeting must be a separate meeting no sooner than 15 days after the first and advertised with no less than a 10-day notification period.

HB593 will also add additional notification processes for speed and convenience. Notifications can be mailed, emailed, published in a newspaper or posted to a website if the association has one.

Owners should be guaranteed the opportunity to vote for the directors who will be making decisions on their behalf. I ask you for a favorable report for HB593 to make this process fair and transparent.