

SB0383 – UNFAVORABLE

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MD District 32

The boards of directors of common ownership properties do not have authority to **govern**. They only have authority to **administer**. The problem is that too many of the BOD's currently think they have this authority and they do not. If there is a dispute as is listed in this bill, the judge will have to rule against it because the BOD nor the community has standing and cannot prove any actual damages. The damages are not to the common property. If the damages are to the common property, the BOD already has that authority for file a lawsuit making this bill mute.

The owners in the common ownership community are the people with the standing, not the boards. So if I complain about the pot smell coming from my neighbor's back yard, then I need to take that to the proper authority which is the county not the board.

Approving this bill really gives the boards far too much authority exactly what we are trying to control in other bills such as HB266.

Also approving this bill will require many more changes than is being listed here as each common ownership governing documents will need to be changed to show a governing role rather than an administrative role. The bod's are mostly volunteer. They do not get paid to do the work of the municipality. Let the municipality do it's job, and let the unit/home owners take their disputes to the proper authorities.

100% OPPOSE this bill.

Thank you.

Nelda Fink