

# **Testimony HB 793 Feb 20 2024 - Senate.pdf**

Uploaded by: Ashley Clark

Position: UNF

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March 25, 2024

Hon. William C. Smith, Jr., Esq.  
Hon. Jeffrey D. Waldstreicher  
Judicial Proceedings Committee  
Miller Senate Office Building, 2 East Wing  
11 Bladen Street  
Annapolis, MD 21401

**Re: HB 793 – Real Property – Governing Bodies of Common Ownership Communities –  
Member Training  
Hearing: March 27, 2024                      Position: Oppose**

Dear Chair Smith & Vice Chair Waldstreicher, and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with condominiums, homeowners associations and cooperatives throughout the State of Maryland.

MD-LAC is writing today to voice our opposition for HB 793 which requires that each member of a Board of Directors or Officer of a Council of Unit Owners shall successfully complete a training curriculum on the responsibilities of being a Member or an Officer of said Board of Directors or Council of Unit Owners.

While CAI and the MD LAC acknowledge that the education of governing boards of community associations concerning their roles and responsibilities is essential to a well-functioning community. Community Associations Institute (CAI) finds education of governing board members to be critically important. That said, all of your Association and Board members are volunteers in most cases juggling a job, and family with a non-paid position keeping their home community fiscally independent and functioning efficiently. This further deters possible good board members

**Maryland Legislative Action Committee**  
**Post Office Box 6636**  
**Annapolis, Maryland 21401**

from volunteering. While CAI realizes the importance of education for all governing board members, state mandated requirements deserve careful evaluation by legislative action committees. Any state mandated education requirement should focus on incentives and tools to encourage boards to utilize existing industry tools to achieve educational goals rather than create new processes or burdens.

CAI's G&PA Committee convened a task force to conduct a thorough review of the Board Member Education Public Policy in April of 2023. Over the next 8 months the task force engaged in thoughtful discussion and reached out to homeowners via CAI's Homeowner Leaders Council to create new language which would better reflect the needs of homeowners via CAI's Homeowner Leaders Council to create new language which would better reflect the needs homeowners, balanced with the overall public policy trends seen across the country. We anticipate the public policy to have substantive changes to the existing policy. We estimate the policy will be finalized and published by the end of 2024.

Accordingly, the MD-LAC respectfully request that the Committee does not give HB 793 a favorable report.

We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at [lisa.jones@mdlobbyist.com](mailto:lisa.jones@mdlobbyist.com); Vicki Caine, Chair 215-806-9143, or [MDLacChair1@gmail.com](mailto:MDLacChair1@gmail.com).

Sincerely,

*Vicki Caine*

Vicki Caine  
Chair, CAI MD-LAC

*Hillary Collins*

Hillary Collins, Esq., CIRMS  
Member, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.

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**HB793 N Costello letter 3.25,23 - ss for Senate t**

Uploaded by: Nancy Costello

Position: UNF

Dear Judicial Proceedings Committee,

**King's Court Townhouse #2 Association Oppose the HB793 Common Ownership Board Training for the following reasons:**

- Not everyone needs training. Previous board members that have served or are currently serving may not need training. There is no provision for the people that already know the rules and regulations and how to run a board.
- It will cost money and time to complete the training. People with families and people that are interested may/may not have the time and/or money to get the training completed in the required time. Plus, to have to do all over again in three years is yet another barrier to keeping and finding volunteer board members from the community.
- Mandated training can create more stress and negative feelings for a volunteer seeking a board position, therefore causing a potential volunteer not to join. It is continuously difficult to have a new member join the board. An active board's teamwork and knowledge can present the recommendations/requirements in a more accepting manner to the new individual.
- It is very possible that a mandated board training will cause a volunteer board to collapse because of the additional cost and time needed to meet the stated requirements in this bill.
- There is a better way than a law which mandates training to achieve a well-trained board. A training manual could be developed by the state.
- The Community Association Institute is currently working on a project for board training. However, boards need to have input and cost and time needs to be minimal.

There needs to be a better way developed for training to encourage and support homeowners that want to volunteer as a board member.

Please vote NO for HB793. The model for training needs to be made more workable—especially for HOAs.

Respectfully,

Nancy Costello  
President KCTHA Baltimore County

# **HB 793 Opposition - S. Fleming KCTHA2.pdf**

Uploaded by: Sheldon Fleming

Position: UNF

To: Judicial Proceedings Committee

From: Sheldon Fleming, Board Member of the Kings Court Townhouse Association 2 (KCTHA2)

Re: HB 793

Date: March 26, 2024

Dear Judicial Proceedings Committee,

I am writing to you to request for you to please vote 'no' to HB 793. As a board member of KCTHA2, I can say that it is not easy to be a HOA member in these times. Costs are going up on many things while my paychecks on my job have not. In addition, not many people, due to their busy schedules and other priorities are/can dedicate time, especially for free, to serve on a board.

I am aware that HB 793 mentions the mandatory training of HOA board members. This would not be the best idea for many reasons:

- The type of training and extent is questionable. I myself have not needed extensive training to serve on my board; my other fellow board members have informed and trained me enough to know what is needed for our board to be functional.
- Where would the money come from for the training? I feel it would be coming from our HOA fees which would inconvenience us even more as we are an HOA that is struggling to get other residents to pay their HOA fees to begin with.
- I would not want to serve on this board or any other for that matter if one more task is required. I know this would be the same for any resident considering joining the board. They may not even have the time to do so.
- Each HOA would be better to have their own type of training. One size does not fit all. Only residents of KCTHA2 know what is best for that HOA.

I do think it makes sense to have a manual of some sort for HOA board members, but to require training would not be the best idea, especially if the HOA is inconvenienced financially.

Please consider these things when making a decision on HB 793.

Sincerely,

Sheldon Fleming

Board Member of KCTHA2

# **HB793 Unfavorable - Senate Judiciary Committee Tes**

Uploaded by: Sonia Socha

Position: UNF



**KCTHA - Baltimore County is opposed to HB793 in its current format. Please vote NO for a board training mandate!**

- 1. The type of “mandated” training stated in this proposed bill is not needed for HOAs and Condo boards.** These nonprofits have functioned for 40-50 years without *mandated* training.
- 2. Training is important for new board members who have had no experience serving on a board of any type.** Having appropriate training available as an option for new members who wish to take it would be a good, and it should be handled by the state.
- 3. Having a training manual provided by the state would be a useful tool for board members to reference should be provided.**
- 4. Experienced board members DO NOT NEED to take a “mandated” training—and are not likely to be interested in doing so.** If it is available and provided by the state as an option, they may choose to take it. Some individuals have served on boards—and even previously on their cooperative housing board and this legislated mandate will turn them off. Training should be an option. **There is no provision for this in the present proposed bill. It is all or nothing!**
- 5. It is very difficult to find volunteer board members for HOAs and condos.** *Mandated training will be another barrier in convincing a good candidate to serve.*
- 6. It will cost money and time to complete the training.** Who is going to do it? Who is going to pay for it? How much is it? There are too many UNANSWERED QUESTIONS TO PASS THIS BILL IN ITS PRESENT FORMAT.
- 7. Individuals with families and others with busy jobs may not have the time and/or money to take the training or to complete it in the required time.** *And, to have to do all over again in three years is another barrier to keeping good volunteer board members. Would you serve under these mandated conditions?*
- 8. It is very possible that a mandated board training will cause a volunteer board to collapse** because of the stated requirements in this bill. Current members may not opt to stay.

There is a better way than a law which mandates training to achieve a well-trained board. The Community Association Institute is currently working on a project for board training. However, HOA and Condo boards in Maryland should have input into what they feel is needed in the training. The cost and time must be minimal. And, we should not be forced to follow the PG County model.

A better way needs to be developed for board training to encourage and support homeowners that want to volunteer. The goal would be to build informed and well operating HOA and Condo boards that work well with property management, and on behalf of the homeowners they serve.

**Vote NO for 793 in its present mandated format.** Thank you.

Sincerely,

**Sonia Socha, VP/Treasurer, KCTHA 2023 - present**  
**Former KCTHA Board President and VP (1990 – 1998)**  
**Former Executive Director of a Baltimore 501c3 for 23 years**  
**Former board member on local, state, regional and national boards**