

Section VI - Sample Provision Excerpt (Public Preview)

MEETINGS OF THE BOARD OF DIRECTORS
The Board of Directors shall hold regular meetings of the Board at such place and hour as may be fixed from time to time by resolution of the Board. If a meeting is held on a day which is a legal holiday, the meeting shall be held at the same time on the next day that is not a legal holiday.
It is the policy of the Association to maintain adequate reserves to ensure the long-term financial health of the Association.

ISSUE #1

MARKUP #1 ->



MARKUP #1 · MANDATORY RESERVE & DEFICIT DISCLOSURE

BOARD & COUNSEL REVIEW

Sec. VI (p. 3): Governing documents omit the Maryland HB 107 mandatory 5-year replacement reserve study requirement and statutory mandate to budget the full recommended reserve funding amount.

Statutory / Legal Reference: Md. Code, Real Prop. § 11B-112.2 & § 11B-112.3 (Maryland HOA Act)

Statutory Comparison: Under Md. Code, Real Prop. § 11B-112.2 & § 11B-112.3 (Maryland HOA Act) (Maryland HB 107), every Maryland condominium, cooperative, and HOA with common components costing at least \$10,000 must obtain an independent replacement reserve study updated at least every 5 years and must budget the full annual reserve funding amount recommended in the most recent reserve study.

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Md. Code, Real Prop. § 11B-112.2 & § 11B-112.3 (Maryland HOA Act), the Board of Directors shall obtain an independent replacement reserve study updated at least once every five (5) years and shall include in the annual budget the full reserve...