

In accordance with Article II, Section 17 of the Maryland Constitution, today I have vetoed House Bill 852 – Maryland Condominium Act – Meetings of Council of Unit Owners – Quorum.

This bill provides for alternative quorum provisions for meetings of the council of unit owners of a condominium.

Senate Bill 258, which was passed by the General Assembly and signed by me, accomplishes the same purpose. Therefore, it is not necessary for me to sign House Bill 852.

Sincerely,
Robert L. Ehrlich, Jr.
Governor

House Bill No. 852

AN ACT concerning

Maryland Condominium Act – Meetings of Council of Unit Owners – Quorum

FOR the purpose of authorizing an additional meeting of the council of unit owners of a condominium to be called under certain conditions if the number of persons present in person or by proxy at a properly called meeting is insufficient to constitute a quorum; requiring a certain notice of the additional meeting to be ~~given in a certain manner~~ delivered or mailed to each unit owner at a certain address; requiring the notice to contain certain information; providing that the unit owners present in person or by proxy at the additional meeting constitute a quorum; authorizing certain actions to be taken at the additional meeting; providing for the construction of this Act; and generally relating to meetings of a condominium council of unit owners.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 11–109(c)(8)

Annotated Code of Maryland

(1996 Replacement Volume and 2002 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Real Property

11–109.

(c) (8) (I) Unless the bylaws provide otherwise, a quorum is deemed present throughout any meeting of the council of unit owners if persons entitled to cast 25 percent of the total number of votes appurtenant to all units are present in person or by proxy.