

LEISURE WORLD COMMUNITY CORPORATION
LEGISLATION AND TAXATION ADVISORY COMMITTEE

Monday, January 25, 2010 – 2:00 p.m.
Annapolis Room – Clubhouse I

MEMBERS PRESENT: Paul M. Bessel, Chair; Deanna Antrim Spencer, (MM); Herb Fine, (M14); Jay Harding, (M17B); Abbott Roseman, (M20A); Philip Marks, (M20B); Carl Jacobs, (M23); Robert Conn, (M24) and Richard Murphy, (M27)

MEMBERS ABSENT: Edmond Psaltis, (M18); Stuart Tattar, (M19A) and Sumner Katz (M26).

FOR MANAGEMENT: Kevin B. Flannery, General Manager; Tim Coursen, Assistant General Manager and Joan Griffin, Trust Assistant.

VISITORS: Marian A. Altman, Chair LWCC; Barbara Spath, Chair, Education and Recreation Committee and David Kipping, (M21).

1. Call to Order - Mr. Bessel called the meeting to order at 2:00 p.m.
2. Approval of Agenda – The agenda was approved as presented.
3. Approval of Minutes of Meeting held December 15, 2009 – The minutes of the meeting held December 15, 2009, were approved as presented.
4. General Manager’s Report – Mr. Flannery reviewed the General Manager’s Report for the month of January, responding to questions.
5. Plans for the Legislation and Taxation Advisory Committee Members to Visit the Montgomery County Council, February 2, 2010 - Mr. Bessel informed the members that they have to be in Rockville before 9:30 a.m. thus they would have to leave Leisure World at 8:30 a.m.

The first item on the agenda is that Leisure World be recognized and the honoring of Abbott Roseman for years of service to the community as well as the County and State. If possible the members will tour the County Council building and meet with the County Executive and the State Attorney. Those who wish to attend should contact Joan Griffin, e-mail jgriffin@lwmc.com

6. Plans for Legislation and Taxation Advisory Committee Members to visit Annapolis – Mr. Bessel stated that the date has not been established for the visit but it will probably be in February. The schedule is to visit the visitors gallery in the State Senate, where Leisure World Legislation and Taxation Advisory Committee and Mr. Roseman will be mentioned from the floor. The committee will visit with our representatives in the State Senate, the representatives in the House of Delegates and possibly a visit with the Governor, the Comptroller, the Senate President and the Attorney General.

Mr. Bessel suggested the members could possible get a mini buss to take them to Annapolis. Mr. Flannery stated that Leisure has mini fur(4)busses, if cleared by the Board of Directors could be used.

7. United Seniors of Maryland – Mr. Bessel stated that he had contacted this organization last week, they had a rally in Annapolis, at St. John’s College, which he attended. He also became a member of this organization.

Ted Myerson, is the President, he noted he would like Leisure World to become more involved it the United Seniors of Maryland. He also would be interested in coming to a meeting of the Legislation and Taxation Advisory Committee to tell them what they are about. One of their interested is getting a “Uniform Power of Attorney Form” for all banks for Maryland. It would be a single form for all banks. He suggested that the members of the committee stay in touch with them.

8. State SB 31 – Maryland Communities for a Lifetime Commission (MCFAL). – Mr. Bessel reviewed the State – SB 31 with the members of the committee. After discussion, upon motion duly made and seconded the members of the Legislation and Taxation Advisory Committee agreed:

To support Senate Bill 31, which would continue the Maryland Communities for a Lifetime Commission, which might lead to Leisure World obtaining additional government support for activities here.

Mr. Bessel will contact Mike Lenett to see if he would like a letter supporting this bill.

The members of the committee suggested that a letter be written of support from the Legislation and Taxation Advisory Committee.

9. Bills in the Maryland Legislature. – Mr. Roseman reviewed several bills for discussion:

House Bill 28 – After discussion, upon motion duly made and seconded, the members of the Committee Agreed:

To support House Bill 28, which would require condominium associations with more that 100 unit to conduct periodic studies of reserve funds.

It was noted that most of the Mutuels in Leisure World have reserve fund studies,.

House Bill 29 – After discussion, upon motion duly made and seconded, the members of the Committee Agreed:

To support Bill 29, which would require banks that acquire condominium units in foreclosure to pay up to 6 months of past condominium assessments.

Senate Bill 31 - After discussion, upon motion duly made and seconded, the members of the Committee Agreed:

To support Bill 31, which would continue the Maryland Communities for a Lifetime Commission, which might lead to Leisure World obtaining additional government support for activities here.

Senate Bill 212 – After discussion, upon motion duly made and seconded, the members of the Committee agreed:

To raise serious questions about Senate Bill 212, which would require condominium and homeowners’ associations to allow “free speech” including campaigning door to door, and political signs and rallies.

Other bills reviewed were:

- House Bill 54 – Dispute Settlements
- State Bill 184 – Its companion bill
- State Bill 156 – Recycling of Materials

State Bill 224 – Clothes lines
State Bill 158 – Amends – Residents foreclosure liens on water bills.
State Bill 190 – Senior Tax Relief Bill
State Bill 244 – Increase penalties for Elder Abuse.

7. County Bill 42-09 re: CCOC

Mr. Bessel explained that this bill was to primarily resolve disputed between condo associations and condominium owners, home owner associations. It does have the authority to issue binding decisions or try to mediate disputes.

It would add more residents as members of the CCOC and fewer real estate people. Now it has six (6) residents and six(6) real estate people. The change would make it eight (8) residents and four (4) real estate people.

It would broaden the types of complaints that can be heard by the CCOC, to include common elements, and failure to take action. It would make it easier to lift automatic stays when complaints are filed.

It would require all condominium associations and home owners associations, including Leisure World, once a year send all information to all unit owners, what the CCOC is about and how to file complaints with the CCOC and anything else which would be of interest to unit owners.

Types of complaints heard by the CCOC, specifically include common elements. It was not made clear that any complaint could be brought to the CCOC.

8. County OLO (Office of Legislative Oversight) – Report 2009-11 on NORC (Naturally Occuring Retirement Communities)& Villages:

This does not include Leisure World. It does not include a community that is designed for persons over a certain age. It is a community that happened to have people over a certain age.

Villages in a community within an other community that just happened to have a large partition of seniors living there.

The County is considering legislation that provides extra services to NORC and Villages.

Mr. Bessel wondered why they are leaving out persons who of a certain age. Leisure World should be included in what they are doing for these other groups. It was discussed that nothing could be done at once but members should talk to representatives, saying “Why no us”.

9. Set priorities of the Legislation and Taxation Advisory Committee – The Sub Committees will meet every Monday, in a location to be established until the Auditors are out of the Sullivan Room at which time they will meet there at 3:00 p.m. All members are invited to attend these meetings.

The regular meeting of the Legislation and Taxation Advisory Committee will be held the 4th Monday of each month at 3:00 p.m. in the Sullivan Room of the Administration Building.

Mr. Harding suggested that the Committee members consider the legislation regarding the ambulance fee.

Mr. Conn requested a copy of the Maryland Condo Act.; the Secretary of State will be requested to provide this.

Mr. Marks informed the members that in the copy of the January/February copy of the Common Ground magazine, there was a worth reading, article regarding Rental Resolutions, which talks about Fannie/Freddie, regulations and compliances. Mr. Flannery stated he will e-mail Mr. Bessel a copy.

10. Open Forum:

Barbara Spath, Chair of the Education and Recreation Committee stated she attended the meeting to observe.

11. Adjournment – There being no further business to come before the Committee, the meeting was adjourned at 3:20 p.m.

Paul M. Bessel, Chairman

