



**HAWAII STATE ASSOCIATION OF PARLIAMENTARIANS
LEGISLATIVE COMMITTEE
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E-MAIL: HSAP.LC@GMAIL.COM**

February 18, 2014

Honorable Rep. Karl Rhoads, Chair
House Committee on Judiciary
Hawaii State Capitol, Room 302
415 South Beretania Street
Honolulu, HI 96813

Honorable Rep. Sharon E. Har, Vice-Chair
House Committee on Judiciary
Hawaii State Capitol, Room 438
415 South Beretania Street
Honolulu, HI 96813

**RE: Testimony in SUPPORT of HB2482 HD1; Additional COMMENTS included;
Hearing Date: Friday, February 21, 2014 at 1:00PM in House conference room
325; sent via Internet**

Aloha Chair Rhoads, Vice-Chair Har, and Committee members,

Thank you for the opportunity to provide testimony on this bill.

The Hawaii State Association of Parliamentarians ("HSAP") has been providing professional parliamentary expertise to Hawaii since 1964.

I am the chair of the HSAP Legislative Committee. I'm also an experienced Professional Registered Parliamentarian who has worked with condominium and community associations every year since I began my practice in 1983 (over 1,400 meetings in over 30 years). I was also a member of the Blue Ribbon Recodification Advisory Committee that presented the recodification of Chapter 514B to the legislature in 2004.

This testimony is provided as part of HSAP's effort to assist the community based upon our collective experiences with the bylaws and meetings of numerous condominiums, cooperatives, and Planned Community Associations.

This testimony is presented in SUPPORT of proposed technical changes to HRS Chapter 514B, known as the Condominium Property Act.

Chapter 514B was enacted in 2004 (Act 164). Since its enactment, there has been time for many of the stakeholders to experience the effects of the Chapter on numerous associations. The technical corrections in the bill represent part of that experience.

We suggest an additional change: Sections 6 and 7 on page 5 refer to “a majority of all the unit owners” (page 5, lines 1-2 and lines 15-16).

The term, “a majority of all the unit owners”, is not defined in Chapter 514B. It could be construed as a completely different standard such as one that is inclusive of all unit owners, including co-owners, etc, regardless of the percentage of common interest.

We suggest that the wording on page 5 be changed to be consistent with the amendment to Section 1, line 4 of the bill, i.e. “a majority of the unit owners.”

I request that you pass this bill out of committee with the above corrections.

If you require any additional information, your call is most welcome. I may be contacted via phone: 423-6766 or by e-mail: hsap.lc@gmail.com. Thank you for the opportunity to present this testimony.

Sincerely,

Steve Glanstein

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Steve Glanstein, Professional Registered Parliamentarian
Chair, HSAP Legislative Committee