

**HB2401**

**HD2 SD1**

**LATE**

**TESTIMONY**

**REAL ESTATE COMMISSION**

TO THE SENATE COMMITTEE ON  
JUDICIARY AND LABOR

TWENTY-SEVENTH LEGISLATURE  
Regular Session of 2014

Tuesday, March 25, 2014  
10:00 a.m.

**WRITTEN TESTIMONY ONLY**

**TESTIMONY ON HOUSE BILL NO. 2401, H.D. 2, S.D. 1, RELATING TO  
CONDOMINIUMS.**

TO THE HONORABLE CLAYTON HEE, CHAIR,  
AND MEMBERS OF THE COMMITTEE:

My name is Scott Sherley and I am the Condominium Review Committee  
Chairperson of the Hawaii Real Estate Commission ("Commission"). The Commission  
appreciates the opportunity to present written testimony in support of House Bill  
No. 2401, H.D. 2, S.D. 1, Relating to Condominiums.

House Bill No. 2401, H.D. 2, S.D. 1, creates a new section in Chapter 514B,  
Hawaii Revised Statutes, specifically intended to:

- Clarify the records that shall be made available to condominium unit owners upon request;
- Require the disclosure of those requested records no later than thirty days after a written request from a unit owner is received; and
- Consolidates, in a new statutory section, existing provisions relating to the maintenance and disclosure of records, documents, and information to which a unit owner is entitled.

Testimony on House Bill No. 2401, H.D. 2, S.D. 1  
Tuesday, March 25, 2014  
Page 2

Over the years, the Commission has received a significant amount of inquiries from condominium unit owners seeking the timely availability of the records, documents, and information being clarified by House Bill No. 2401, H.D. 2, S.D. 1. The current law, in general, provides for the reasonable availability of the records, documents, and information.

The bill provides a significant added consumer protection measure by clearly identifying what the current law requires to be made available to unit owners and by ensuring their timely disclosure. Further, this measure follows the overriding self-governance tenet by allowing unit owners access and the opportunity to obtain from the board necessary information to govern themselves and to oversee the board's actions.

Thank you for the opportunity to submit written testimony in support of House Bill No. 2401, H.D. 2, S.D. 1.

**From:** [mailinglist@capitol.hawaii.gov](mailto:mailinglist@capitol.hawaii.gov)  
**To:** [JDLTestimony](#)  
**Cc:** [lhirohat@gmail.com](mailto:lhirohat@gmail.com)  
**Subject:** Submitted testimony for HB2401 on Mar 25, 2014 10:00AM  
**Date:** Monday, March 24, 2014 12:50:27 PM

---

**HB2401**

Submitted on: 3/24/2014

Testimony for JDL on Mar 25, 2014 10:00AM in Conference Room 016

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Laurie Hirohata	Individual	Support	No

Comments: I support the intent of the revised HB 2401. Although all of the original language has been deleted from HB 2401, the current language is a small step towards assisting condo owners with creating more transparency and honesty from the condo board members and managing agents. However, the kinds of complaints from the various condo owners provided in previous testimony indicated that the actions and behavior from the board members and managing agents are not only a violation of their fiduciary responsibility, but possibly illegal since it involved, fraud, scams and misappropriation of funds, etc. There needs be better oversight management from the State when possible illegal activities are involved because Mediation Will Not Prevent the board members or managing agent from continuing to commit these wrongful or illicit activities.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

Do not reply to this email. This inbox is not monitored. For assistance please email [webmaster@capitol.hawaii.gov](mailto:webmaster@capitol.hawaii.gov)

To:

Sen. Hee, Chair

Sen. Shimabukuro,  
Vice Chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am. Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Comm

3/25/14 @ 10Am  
Conf Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Rui Xing Tan own a condominium at Hono Hale Towers

I support **HB 2401** because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.



(Sign Name)

Rui Xing Tan

(Print Name)

Rui

dx8883@gmail.com

(Email or Address)

(Phone-optional)

To:

Sen. Hee, chair  
Sen. Shimabukuro,  
Vice Chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am, Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Comm.  
3/25/14 @ 10AM  
Conf Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, June Shin own a condominium at Kukui Plaza.

I support HB 2401 because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

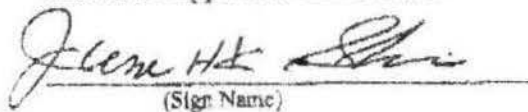
We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.



(Sigr Name)

\_\_\_\_\_  
(Email or Address)

JUNE H.K. SHIN  
(Print Name)

808 371-8188  
(Phone-optional)

To:

Sen. Hee, Chair  
Sen. Shimabukuro,  
Vice Chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am. Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Comm,  
3/25/14 @ 10Am  
Conf Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums, Transparency

I, Jean Y. Yee own a condominium at 2752 Kaaha St. Kapiolani Banyan

I support HB 2401 because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.

Jean Y. Yee  
(Sign Name)

2752 Kaaha St, Honolulu, HI 96826  
(Email or Address)

Jean Y. Yee  
(Print Name)

(Phone-optional)

To:

Sen. Hee, Chair  
Sen. Shimabukuro,  
Vice chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am, Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Committee  
3/25/14 @ 10Am  
Conf Rm D16

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Jojan Lee own a condominium at Hono Hale Towers.

I support **HB 2401** because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.


We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's. especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.

  
(Sign Name)

2651 Kulei St # B-64, Hon. HI 96826  
jojan.lee@hawaii.com (Email or Address)

JOJAN LEE  
(Print Name)

\_\_\_\_\_  
(Phone-optional)



To:

Sen. Hee, Chair  
Sen. Shimabukuro,  
Vice chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am, Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Committee  
3/25/14 @ 10 AM  
Conf Rm D16

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Joan Lee own a condominium at Hono Hale Towers

I support **HB 2401** because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have

To:

Forward To:

Sen. Hee, Chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am. Conf Rm 229

Sen. Shimabukuro,  
Vice Chair

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Senate JDL Committee  
3/25/14 @ 10am  
Conf Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Xing hua Li own a condominium at Hono Hale Towers

I support **HB 2401** because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them, have the necessary insurance or bond to cover the project, and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.



(Sign Name)

Xing hua Li

(Print Name)

Lui 8883 @ G mail. Com

(Email or Address)

808-728-8470

(Phone-optional)

To:  
Senate-Chair

Senate Commerce & Consumer Protection Committee  
Tuesday, March 11, 2014  
9:30 am, Conf Rm 229

Forward To:  
Senate JDL  
Committee  
3/25/14 @ 10AM  
Conf Rm 016

Sen. Shimabukuro - vice chair

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Sueko Higa own a condominium at Port of Goshima.

I support HB 2401 because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.

Sueko Higa  
(Sign Name)

\_\_\_\_\_  
(Email or Address)

Sueko Higa  
(Print Name)

\_\_\_\_\_  
(Phone-optional)

To:

Sen. Hee; Chair

Sen. Shimabukuro,  
Vice Chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am, Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL  
Committee

3/25/14 @ 10Am  
Conf Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums, Transparency

I, Karen M Kagawa own a condominium at Hono Hale Tower

I support HB 2401 because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project, and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.

Karen M. Kagawa  
(Sign Name)

2648 Kuilei St #2116 Hono HI 96826  
(Email or Address)

Karen M. Kagawa  
(Print Name)

942-5549  
(Phone-optional)

To:

Sen. Hee-Choi

Sen. Shimabukuro -  
Vice Chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am. Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL  
Committee

3/25/14 @ 10 AM  
Conf Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Margaret F. Ojima own a condominium at Hono Hale Towers.

I support **HB 2401** because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project, and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.

Margaret F. Ojima  
(Sign Name)

2048 Kuilei St. C23 Hon. 96826  
(Email or Address)

Margaret F. Ojima  
(Print Name)

\_\_\_\_\_  
(Phone-optional)

To:

Sen. Hee

Sen. Shimabukuro,  
Vice chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014

9:30 am, Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Comm.  
3/25/14 @ 10AM  
Conf Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Ange Grmolges own a condominium at Maxima Ocean View.

I support HB 2401 because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.

Ange Grmolges  
(Sign Name)

styleswithange@yahoo.com  
(Email or Address)

Ange Grmolges  
(Print Name)

(213) 344 7593  
(Phone-optional)

To:

Sen. Hees Chair  
Sen. Shimabukuro,  
Vice chair

Senate Commerce & Consumer Protection Committee  
Tuesday, March 11, 2014  
9:30 am. Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Comm.  
3/25/14 @ 10Am  
L.Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Marcus Young own a condominium at Makaha Ocean View

I support **HB 2401** because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

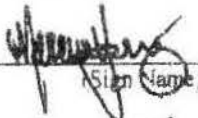
We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.

  
(Sign Name)  
Marcus Young  
(Print Name)

myungjoc@ad.com  
(Email or Address)  
  
(Phone-optional)

To:

Senate Commerce & Consumer Protection Committee

Forward To:

Sen. Hee, Chair

Tuesday, March 11, 2014  
9:30 am, Conf Rm 229

Senate JDL Comm.

Sen. Shimabukuro,  
Vice Chair

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

3/25/14 @ 10Am  
L. Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Edward Paul own a condominium at Building B - Hono Hale.

I support HB 2401 because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired to support the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information.

We also cannot get detailed information on how the vendors were selected by the Condo Board nor can we review the details of the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project, and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

In closing, I ask that you please pass HB 2401. Thank you for your time and support on this matter.

Ed Paul  
(Sign Name)

edpaul1@icloud.com  
(Email or Address)

Ed Paul  
(Print Name)

\_\_\_\_\_  
(Phone optional)



To:

Senate Commerce & Consumer Protection Committee

Forward To:

Sen. Hee, Chair

Tuesday, March 11, 2014

9:30 am. Conf Rm 229

Sen. Shimabukuro,  
Vice chair

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Senate JDL Comm  
3/25/14 @ 10 AM  
Conf Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Tracey Ma own a condominium at Hano Hale Towers

I support HB 2401 because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired to support the Condo Board.

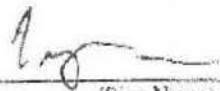
We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information.

We also cannot get detailed information on how the vendors were selected by the Condo Board nor can we review the details of the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

In closing, I ask that you please pass HB 2401. Thank you for your time and support on this matter.



(Sign Name)

netstar808@msn.com

(Email or Address)

Tracey Ma

(Print Name)

(Phone-optional)



To:

Sen. Hees, Chair  
Sen. Shimabukuro,  
Vice chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am. Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Comm  
3/25/14 @10Am  
Conf Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, BONNIE KATSUMOTO own a condominium at HAND HALE TOWERS.

I support **HB 2401** because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired to support the Condo Board

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information.

We also cannot get detailed information on how the vendors were selected by the Condo Board nor can we review the details of the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them, have the necessary insurance or bond to cover the project, and have the required state professional licenses or certificates to do the job

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

In closing, I ask that you please pass **HB 2401**. Thank you for your time and support on this matter.

Bonnie Katsumoto

(Sign Name)

b.mats@live.com

(Email or Address)

BONNIE KATSUMOTO

(Print Name)

(Phone-optional)

To:

Sen. Hee, Chair  
Sen. Shimabukuro,  
Vice chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am, Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Comm  
3/25/14 @ 10 AM  
C. Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Soo Hwan N. Kim own a condominium at C106 - Home Hale Towers

I support HB 2401 because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired to support the Condo Board.

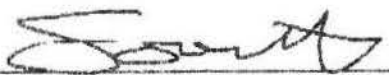
We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information.

We also cannot get detailed information on how the vendors were selected by the Condo Board nor can we review the details of the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

In closing, I ask that you please pass HB 2401. Thank you for your time and support on this matter.

  
(Sign Name)

Soo-Hwan N. Kim  
(Print Name)

NickKim1040@gmail.com  
(Email or Address)

221 9313  
(Phone-optional)

To:

Sen. Hee, Chair  
Sen. Shimabukuro,  
Vice Chair

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014  
9:30 am, Conf Rm 229

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

Forward To:

Senate JDL Comm.  
3/25/14 @ 10Am  
Rm 016

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Francis Y. Kim own a condominium at B113, B106-Honolulu Towers

I support **HB 2401** because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired to support the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information.

We also cannot get detailed information on how the vendors were selected by the Condo Board nor can we review the details of the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

In closing, I ask that you please pass **HB 2401**. Thank you for your time and support on this matter.

Francis Y. Kim  
(Sign Name)

frank184@hotmail.com  
(Email or Address)

Francis Y. Kim  
(Print Name)

\_\_\_\_\_  
(Phone-optional)

To:

Senate Commerce & Consumer Protection Committee

Sen. Hee, Chair

Tuesday, March 11, 2014  
9:30 am, Conf Rm 229

Forward To:

Senate JDL Comm.  
3/25/14 @ 10Am  
Conf Rm 016

Sen Shimabukuro,  
Vice chair

Sen. Rosalyn Baker, Chair  
Sen. Brian Taniguchi, Vice Chair

RE: Testimony In Support of HB 2401, Relating to Condominiums; Transparency

I, Eugenia Brown own a condominium at Olaloa.

I support HB 2401 because it will give condo owners more protection from questionable and unethical activities conducted by the Condo Board and the Property Management Co. hired by the Condo Board.

We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors were selected by the Condo Board or review the signed contracts with the vendors.

We often are given only verbal information on upcoming projects then a notice is posted on the bulletin board to let us know when the repair or renovation work will begin. Although we have asked, we often do not know if the company the Condo Board hired has any prior complaints filed against them; have the necessary insurance or bond to cover the project; and have the required state professional licenses or certificates to do the job.

Currently, there is no government office to go to with our complaints. The only recourse we have to resolve our problems is to take it to mediation or go to court. We need a state office to provide oversight management and investigate our complaints so all condo owners across the state can have equal protection from Condo Boards and Property Management Co's., especially those who are not being open and honest with us.

We would also would like to see regularly scheduled management audits conducted and presented to the owners as well as regularly scheduled review and revision of the Condo by-laws added to the HRS 514B to provide more tools for condo owners to enforce self-governance.

In closing, I ask that you please pass **HB 2401 with the above amendments**. Thank you for your time and support on this matter.

Eugenia Brown  
(Sign Name)

\_\_\_\_\_  
(Email or Address)

Eugenia Brown  
(Print Name)

\_\_\_\_\_  
(Phone-optional)