

LATE

From: cheryl.feagins@gmail.com
To: [CPN Testimony](#)
Subject: "HB2401 HD2 3/11/2014 9:30 CPN Hearing OPPOSE
Date: Monday, March 10, 2014 2:24:48 PM

To whom it may concern:

I am the president of the Rosalei condominium AOA and have been on the board since 1996. I oppose micromanagement of boards by the legislature and strongly oppose this legislation.

Further, allowing association members who are not on the board to participate in any deliberation or discussion, other than executive sessions, would have a negative impact on the flow of the AOA board meetings.

Aloha,
Cheryl M. Feagins
445 kaiolu street, #1202
Honolulu, HI. 96815

LATE

From: Ruth Arthurs
To: CPN Testimony
Subject: HB2401 HD2 3/11/2014 9:30 CPN Hearing OPPOSE
Date: Monday, March 10, 2014 4:05:17 PM

Aloha,

I am a current owner with the business condo association, Pualani Terrace Owners Association in Kealahou, HI. I'm also a marriage and family counselor. My husband, a physician, and I own Hawaii Family Physicians on the Big Island.

I understand that some boards have limits on owner participation and some do not. As you know, some disgruntled owners can disrupt and sidetrack the business of meetings if allowed unlimited participation. This legislation will make taking care of business by volunteer, unpaid board members more cumbersome and we will have less participation among owners to serve on the board.

I strongly oppose the micromanagement of condominium boards by the legislature.

Thank you,
Ruth & David Arthurs
Hawaii Family Physicians
808-345-7007

LATE

From: [Kanani Kaopua](#)
To: [CPN Testimony](#)
Subject: HB2401 HD2 3/11/2014 9:30 CPN Hearing OPPOSE
Date: Monday, March 10, 2014 4:30:32 PM
Importance: High

To Whom It May Concern:

I send this email to you as an Account Executive in the Association management industry. I work very closely with boards **and** owners regarding matters of the Association, and strongly believe if this bill passes, it will significantly hinder the growth and prosperity of an Association, specifically, meetings. While I appreciate all the hard work you do in the legislature, I believe it not beneficial to Associations for the legislature to "micro-manage", for lack of a better term, Associations and the operations applied to its meetings.

It is important to note that many, if not most boards limit owner participation (some do not, but it depends on the matter at hand) to keep a meeting running smoothly by ensuring votes/action take place, and not encourage long uninterrupted discussions. Discussions at board meeting should be limited for each owner (2-5 minutes is standard) during an owners forum usually at the beginning of a meeting for regular meetings, and at the end for annual meetings. Anything longer prolongs a meeting *unnecessarily*, and most board have committees to work out specific issues to present to the board to make formal decisions on any given matter. If an owner wants to have their voice heard (longer than 2-5 minutes), they may join a committee and effect change in a positive and pro-active manner. This entire proposition is in my opinion, not necessary. There are many other areas of Association management that we could use legislative assistance and support on, which I hope to see in the near future, rather than matters of this nature taking up time in your busy schedules.

Thank you for your review and consideration to **OPPOSE** this bill.

Kanani Kaopua, CMCA®
Principal Account Executive
Associa Hawaii, AAMC®
Pacific Guardian Center – Mauka Tower
737 Bishop St., Suite 3100, Honolulu, Hawaii 96813
O: 808-837-5209

Associa® – *Delivering unsurpassed management and lifestyle services to communities worldwide.*



Learn more at www.AssociaHawaii.com / Follow us at www.facebook.com/AssociaHawaii

Notice: This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Please virus check all attachments to prevent widespread contamination and corruption of files and operating systems. The unauthorized access, use, disclosure, or distribution of this email may constitute a violation of the Federal Electronic Communications Privacy Act of 1986 and similar state laws. This communication does not reflect an intention by the sender or the sender's client or principal to conduct a transaction or make any agreement by electronic means. Nothing contained in this

LATE

From: [O'Brien, Vincent](#)
To: [CPN Testimony](#)
Date: Monday, March 10, 2014 4:34:10 PM

My name is Vincent O'BRIEN and I have been a Homeowners Assoc. Board member of several Waikoloa AOAOS for more than 25 years. It takes an enormous amount of time, energy and dedication to spend volunteer time as a Board member.

One of the worst frustrations of being on a Board is a homeowner with no knowledge of relevant facts rambling on over petty issues that distract from serious issues like budgets, reserves, management issues, contract considerations etc. At least we have Roberts Rules and Board guidelines restricting those outbursts to a particular portion of an agenda. If you are going to allow anyone to ramble at will with no limits, you have just told me it is no longer worth the time effort and commitment I devote to being a Board member.

Sent from my BlackBerry 10 smartphone.

LATE

From: [Ron Plylar](#)
To: [CPN Testimony](#)
Cc: [Linda Morabito](#)
Subject: Comments In Opposition to Proposal
Date: Monday, March 10, 2014 4:50:59 PM

Honorable Legislators,

As the president of the Kolea Homeowners Association Board (KOA) a complex of 143 units on the Big Island, I want to voice my Board's opposition to the legislative proposal to eliminate time limits for discussion during KOA Board meetings. Periodic board meetings are required in order for board members elected by the association's owners to carry out the business of the association. Unless time restrictions are imposed, it can be many times impossible for boards to carry out their business functions on an orderly and timely basis.

Board members are not normally financially compensated for their activities related to carrying out their board responsibilities. Their time is contributed pro bono and is a thankless job. The proposed legislation to omit time limits and require unlimited speaking time on the part of all owners during board meetings will make it more and more difficult to find owners willing to serve on our association boards.

It is our request to the Hawaii State legislative body to refrain from creating additional hardships on Hawaii home owner association boards by passing additional statutes that would further complicate the ability of properly elected boards to execute their board responsibilities. The cited proposal perfectly illustrates this type of useless and problematic legislation.

Sincerely,
Ronald Plylar,
President of the
Kolea Homeowners Association

Sent from my iPhone

LATE

From: [Craig Blume](#)
To: [CPN Testimony](#)
Subject: HB2401 HD2 3/11/2014 9:30 CPN Hearing OPPOSE
Date: Monday, March 10, 2014 6:48:44 PM

To whom it may concern:

I am a Resident Manager and work for a Board of Directors of an AOA. More importantly, I am one of your constituents.

If an owner wants to participate in the discussions of building business they have the right to listen, and at an appropriate time ask questions and state their opinions. This appropriate time is called "**Owner's Forum**." Owner's forum guidelines are determined by the Board of Directors. For instance, an owner is given five to ten minutes to state their opinions and present questions at the beginning of a meeting. If time permits, owners can be also accommodated at the end of a meeting. Most Boards also respond to questions via letter or email if time is an issue.

I have worked for associations as a vendor, as a consultant, and now currently as a Resident Manager. I have seen on several occasions owners attempt to hijack board meetings. On most occasions they are "sour grape" former board members who were **voted out**. On other occasions I have seen elderly owners run on and on about issues that affect them and no one else living in the project. The purpose of Owner's Forum is for the Board to listen to their constituents and respond.

How would you, as legislation, function if your constituents constantly interrupted your process and procedures? You were voted in. You spent the time and effort to politic your way into office. Board members have done the same on a smaller scale. It is not for the government to dictate how an association operates. It is up to the owners who make up the association. If the majority of owners are not happy with the direction of their project, the majority may vote their board out. Plain and simple.

To be fair I have also witnessed Boards that are completely out of control. These boards literally run projects into the ground causing severe consequences to the owners as a whole. But, it is up to the owners to remove these boards by majority. Not by faulty legislation.

Board members serve on a voluntary basis. Their time as well as all others involved must be respected as well. A board meeting of a project of our size (50 plus units) should run for an hour on average to two hours when under a heavy agenda. I have witnessed meetings last three to four hours due to unruly owners.

You, as my representative were voted in. You as my representative have procedural rules that you, and I, are required to follow. Do not interfere by micro managing the procedures of associations that have been in place for years. You do have a job to do, and this is not your job!

Regards,

Craig Blume

LATE

From: [Pat Flynn](#)
To: [CPN Testimony](#)
Subject: Please don't allow owners unlimited participation
Date: Monday, March 10, 2014 7:57:57 PM

Aloha,

I work full-time and am also a volunteer Board member in a 81-unit mixed use (residential/commercial) condominium project. Our Board members are already very strained to try to accomplish our business at our two-hour meetings, and we allow – indeed, we very much welcome – the questions and thoughts of owners who attend and want to participate. We limit that participation, though, so we can accomplish our business.

If owners are allowed unrestricted “participation,” we simply will not be able to do our work. I, for one, will not be able to keep up with my responsibilities and will no longer be able to serve on the Board.

Please consider this thoroughly.

Mahalo,

Pat Flynn
President
Kona Plaza AOA
808-494-8928

LATE

From: Jan Weber
To: CPN Testimony
Subject: "HB2401 HD2 3/11/2014 9:30 CPN Hearing OPPOSE"
Date: Monday, March 10, 2014 8:23:11 PM

To Whom It May Concern:

I have served on an AOA Board of Directors for the past 8 years (and just re-elected for another 3 year term) for a 90 unit association in Kona.

To ensure timely meetings, our Board has limits on owner participation, making sure that all owners have the opportunity to express their viewpoints as desired. Some boards don't have limits on owner participation, but the bottom line is I oppose the micromanagement of condominium boards by the legislature. Please let the Boards govern their associations as each association best sees fit. I think ultimately, the legislature should have much more important issues to deal with, rather than dabbling in AOAs business!!!!

Sincerely,

Jan Weber
Kona Mansions V
Treasurer/Director

Jan C. Weber

In every moment, the quality of your life is on the line. In each, you are either fully alive or relatively dead.

LATE

From: Kathy Lau
To: CPN Testimony
Subject: Testimony for HB 2401, I will attend and read part 1.Kathy Lau
Date: Monday, March 10, 2014 9:15:28 PM

I support HB 2401

I am Kathy Lau, I have been a condo owner at Royal Iolani since 1978.

I am a Mediator, and have been member of BOD.

In my condo we always had a policy of openness and transparency. You could go into the office and read any document. The HPR 514 A & B along with the condos documentation provide a basis for governing. Complying with these documents requires good will and willingness of the Condo Management and BOD, there is no agency that monitors them.

So if they ignore the request or refuse to comply, there is nothing the homeowner can do except go to court or mediation. Those two take time and money and an exhausting toll on a persons soul. Especially when those souls are seniors.

In recent years, there seems to be a concerted effort by Condo Management to prevent owners from participating. Condo Management have become more secretive, preventing owners from finding out what is actually going on in the condo.

At a recent CAI meeting I heard 2 interesting quotes by the speakers. "if you must give them information don't make it easy for them, give them a pile of stuff and make them work for it", "Condo insurance rates are going to go up because there is 1 lawyer in town who is now representing owners."

I urge you to pass this HB 2401 with the amendments submitted by Laurie Hirohata and Debra D Loh.

Thank You Kathy Lau (kathy.lau@gmail.com)

The HREC Fund for Condo Education:

1) There was a fund created using owners monies to educate

owners. This money has been used to educate Management on how to manage owners.

2) There is a specialist in the HREC to help owners. That help consists of telling people where to look in the law for their concerns. There is no next step. Next step is to go to lawyer or mediation. Why should a homeowner have to go to that extreme to get information? Why do they need to fight so hard to get what HRP 514A&B allow them to have?

3) I have requested the HREC to have some seminars to help owners, so far nothing. Moneys are used to fund the CAI and HOAA meeting. The majority of attendees are the Managers and Board members and their fees are paid by the management companies, while nonmembers, homeowners attending must pay a higher fee even though their funds are sponsoring the seminar.

Examples of how the Boards are preventing participation:

- 1) Calling fewer meetings
- 2) Calling meeting without posting notice or hiding the notice of meeting.
- 3) Refusing to give owners information
- 4) Require all problems be directed to the manager even if the manager is the problem
- 5) Directors refusing to speak with owners unless Owners address the entire board at a board meeting.
- 6) Using the Executive Session to hide condo matters.
- 7) Using proxies to reelect themselves.
- 8) Cutting the amount of time to speak to 2 minutes
- 9) Having an owner's forum with no minutes taken and no action or follow up.
- 10) CAI meetings funded by the condo fees discourage owner's attendance by charging higher fee to the owners.

11) Real Estate Commission specialist is not helpful, will only give you information as to the numbers of the law, no suggestion on how to make the management comply.

Examples of my experiences with Condo Management and Boards

1) I heard my condo was going to have a 2 million dollars capital improvement project that would take 9 months and the common elements would not be used during that time. I asked to see the report that substantiated the project. For 3 months I was told that they couldn't find the report. I finally went to BOD. They required me to sign and notarized affidavit (\$16.00) stating that I would not use any information to hurt the condo. I gave the signed notarized affidavit to the manager and asked to see the report, He said he would not give me the report and if I did not leave his office he would call 911. So I sat down and told him to call them. I had reached the limit of my patience. He went into his private office and called the lawyer and then told me that I could get the report the following morning. In the morning I was given a 2 and 1/2 foot pile of papers. At the end of the pile I found 1 paragraph saying that the project was not necessary and should not be done. Two days later I attended a meeting of the Board and manager asked if he could get bids for the project, the board agreed. I asked did any of you read the report and they admitted they had not. I told them they should read the report and that the report said not to do the project and the project was cancelled.

2) There was a leak in a common pipe that damaged my unit. The condos insurance agent was contacted and after I explained what happened and told me that the condo should file the claim and I would be paid. The managing agent refused to file the claim. It took 2 years to get the managing agent to file the claim. In that condo, only 1% of the owners attend annual meetings. Last year it was 3 homeowners and the vice president. No other officer from the board attended.

The managing agent is making all the decisions and advising the BOD.

LATE



March 10, 2014

COMMITTEE ON COMMERCE AND CONSUMER PROTECTION

Senator Rosalyn H. Baker, Chair

Senator Brian T. Taniguchi, Vice Chair

NOTICE OF HEARING DATE: Wednesday, March 12, 2014

TIME: 8:30 a.m.

PLACE: Conference Room 312

State Capitol

415 South Beretania Street

RE: TESTIMONY IN OPPOSITION OF HB2401 HD2 RELATING TO CONDOMINIUMS

Aloha Committee:

I oppose HB2401 HD2 because we do not need to create another system for condominium associations. Owners who serve on Boards need education that will help realize that there are procedures, rules, and remedies already in place for any violations of the association's documents and the law (Chapters 514A and/or 514B, HRS). Reinventing the wheel is counterproductive and unnecessary.

Next year a mediation program will be implemented for condominium owners and associations to help alleviate misunderstanding and clarify existing options, including arbitration and court as a last resort.

The Hawaii Real Estate Commission, the Regulated Industries Complaints Office, the Hawaii State Association of Parliamentarians are aware of the needs for education of condominium associations owners who sit on their Boards. We do not need another law is duplicating and existing one.

Mahalo,

Tadia Rice

LATE

From: Robert J. Kabeiseman
To: CPN Testimony
Subject: HB2401 HD2 3/11/2014
Date: Monday, March 10, 2014 10:12:58 PM

Gentlemen

I work with boards and some boards have limits on owner participation, some don't depending upon the situation! I oppose the micromanagement of condominium boards by legislature!

Respectively Submitted,

Robert J. Kabeiseman
Kailua Kona

LATE

From: Gene McCabe
To: CPN Testimony
Subject: H B 2401--HD-2--03/11/14
Date: Monday, March 10, 2014 10:32:04 PM

Dear Representative,

I urge you to oppose the passage of the above bill as I believe it would be very harmful to orderly conduct of and operation of a Condominium Association and would not serve owners or Board members well.

I appreciate your help in opposing this, not too well thought out, Amendment.

Best regards---Gene McCabe--Kailua Kona

LATE

Aloha,

I know this is late but I need to send it anyway because I strongly opposed HB2401 relating to making board meetings last forever. I think the original intent was good, however, the implementation would prevent condominium boards from fulfilling their fiduciary duty to the association to accomplish its business.

I am both a professional registered parliamentarian and a condo board member. I work with boards regularly, especially during annual meeting "season" (January through April).

My own condo board doesn't limit owner participation because we rarely even get 1 owner to come to our board meetings. However, if every owner of every unit in my condo (44 total) decided to come to our board meetings, we would have no choice but to limit participation so we can make sure to get our business done. We would likely adopt meeting rules to limit length of speeches. At meetings we would give out the agenda to owners ahead of time and have an owners' forum in the beginning so owners can make sure they use their 2-4 minutes to let us know which agenda items they have opinions on.

If HB2401 is approved, and every owner in my condo spoke to every agenda item and every motion for the 2 speeches of 10 minutes provided by the current edition Robert's Rules of Order Newly Revised, the meeting wouldn't adjourn for days, board members would either leave the meeting causing a loss of quorum, or quit altogether. In fact, I can foresee a massive exodus of board members if this bill is approved.

Some boards need to limit participation - imagine the 900 unit condominium association board having no right to limit participation from owners. Their meetings would take weeks if everyone wanted to speak to all items and motions.

If HB2401 is approved, I'm not sure the board would even have the right to ask owners to leave during executive session items, such as personnel or pending litigation. That could open up the association to liability.

You as legislators greatly limit the amount of testimony you receive - in fact, sometimes it's even prohibited! And we don't have a choice about being citizens of Hawaii, as long as we live in Hawaii. Owners choose to purchase condominium units, and they sign the paperwork stating that they will follow all of the rules pertaining to their association. One of the those rules is usually that the board makes decisions on behalf of the association. If certain owners have a problem with this, they need to convince their ownership to amend their governing documents or remove and replace board members, not have the legislature change state law.

A vocal minority somehow got this HB2401 introduced - but they need to fix their own condominium association and its board, not create a problem for every other association.

Please don't adopt HB2401 and further micromanage condominium boards. It would handicap condo associations across the state.

Mahalo,

--

Rachel M. Glanstein, PRP

LATE

From: [Donald Van Der Wende](#)
To: [CPN Testimony](#)
Subject: HB2401
Date: Monday, March 10, 2014 3:50:08 PM

I oppose this bill.
Sent from my iPad

LATE

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

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

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)

2648 Kuilei St. C23 Hon. 96826
(Email or Address)

Margaret F. Ojima
(Print Name)

(Phone-optional)

LATE

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

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 17th Ave Garden.

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)

LATE

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

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

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.

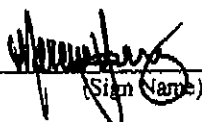
We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors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

myung001@td.com
(Email or Address)

Marcus Young
(Print Name)

(Phone-optional)

LATE

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

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

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

Ange Ermolges 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 Ermolges
(Sign Name)

Ange Ermolges
(Print Name)

styleswithange@yahoo.com
(Email or Address)

(213)344-7593
(Phone-optional)

LATE

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014

9:30 am, Conf Rm 229

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

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)

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

LATE

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

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

I, Tracey Mc own a condominium at Halo 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.

[Signature]
(Sign Name)

netstar808@msn.com
(Email or Address)

Tracey Mc
(Print Name)

(Phone-optional)

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

LATE

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

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

I, BONNIE MATSUMOTO 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 Matsumoto
(Sign Name)

b.matse@live.com
(Email or Address)

BONNIE MATSUMOTO
(Print Name)

(Phone-optional)

LATE

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

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

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 @ gmail.com
(Email or Address)
808-728-8470
(Phone-optional)

LATE

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014

9:30 am, Conf Rm 229

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

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

I, Karen M. Kagawa own a condominium at Hono Hala 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 Hon HI 96826
(Email or Address)

Karen M. Kagawa
(Print Name)

942-5549
(Phone-optional)

LATE

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

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

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.

Jojan Lee
(Sign Name)

JOJAN LEE
(Print Name)

2651 Kuilei St. # B-64; Hon. HI 96826
(Email or Address)
jojan.lee@hotmail.com

(Phone optional)

LATE

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014

9:30 am. Conf Rm 229

Sen. Rosalyn Baker, Chair

Sen. Brian Taniguchi, Vice Chair

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

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

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)

LATE

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014

9:30 am, Conf Rm 229

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

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.

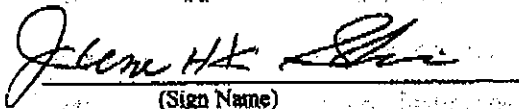
We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information. We also cannot get detailed information on how the vendors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


(Sign Name)

JUNE H.K. SHIN
(Print Name)

(Email or Address)

808 371-8188
(Phone-optional)

LATE

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

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

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

I, Eugenie Brown own a condominium at Olaloe

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.

Eugenie Brown
(Sign Name)

(Email or Address)

Eugenie Brown
(Print Name)

(Phone-optional)

LATE

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

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

I, Rui Xing Tan own a condominium at HonoHale 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)

LATE

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

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

I, Soo Hwan N. Kim own a condominium at C106 - 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 to support the Condo Board.

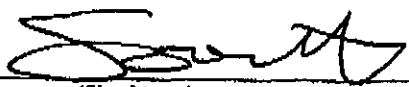
We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information.

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 hire 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)

NICK.KIM1040@gmail.com
(Email or Address)

221 9313
(Phone-optional)

Senate Commerce & Consumer Protection Committee

Tuesday, March 11, 2014

9:30 am, Conf Rm 229

LATE

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

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

I, Francis Y. Kim own a condominium at B113, B106-Hondale 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 to support the Condo Board.

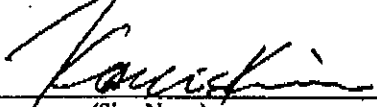
We have had a lot of problems with getting information in a timely manner from the Condo Board and the Property Management Co., including Board Meeting Minutes (which are supposed to be available to owners) and budget & accounting information.

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)

frank184@hotmail.com
(Email or Address)

Francis Y. Kim
(Print Name)

(Phone-optional)

Senate Commerce & Consumer Protection Committee

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

LATE

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

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

I, Ernest Pereira 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 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.

Ernest F. Pereira Jr. (Sign Name) 2651 KUILEI ST B-5-2 HON. HI 96876 (Email or Address)
Ernest F. Pereira Jr. (Print Name) _____ (Phone-optional)