



February 22, 2020

VIA WEB TRANSMITTAL

Hearing Date: Tuesday, February 25, 2020

Time: 2:00 p.m.

Place: Conference Room 325

Committee on Judiciary  
House of Representatives, the 30th Legislature  
Regular Session of 2020

Re: Community Associations Institute's **Testimony in support of HB 2562**

Dear Chair Lee, Vice Chair San Buenaventura and Committee members:

I am a member of the Hawaii Chapter of the Community Associations Institute Legislative Action Committee ("CAI"). We represent the condominium and community association industry and submit this testimony in support of HB 2562, as amended and as addressed in the testimony to be submitted by Steve Glanstein to this Committee prior to the 2/25/20 hearing.

Based on the foregoing, we respectfully submit that HB 2562 should be passed out of Committee with amendments. Thank you for your time and consideration.

Sincerely yours,

/s/ R. Laree McGuire

R Laree McGuire

CAI LAC Hawaii



**HAWAII STATE ASSOCIATION OF PARLIAMENTARIANS  
LEGISLATIVE COMMITTEE  
P. O. Box 29213  
HONOLULU, HAWAII 96820-1613  
E-MAIL: [STEVEGHI@GMAIL.COM](mailto:STEVEGHI@GMAIL.COM)**

February 24, 2020

Honorable Rep. Chris Lee, Chair  
Honorable Rep. Joy A. San Buenaventura, Vice-Chair  
House Committee on Judiciary (JUD)  
Hawaii State Capitol, Room 325  
415 South Beretania Street  
Honolulu, HI 96813

**RE: Testimony in SUPPORT OF HB2562 HD1 with Amendments; Hearing Date:  
February 25, 2020 at 2:00 p.m. House conference room 325; sent via Internet**

Dear Rep. Lee, Chairman; Rep. San Buenaventura, Vice-Chair; Committee Members,

Thank you for the opportunity to provide testimony on this bill. I have a prior obligation and may not be at the hearing in time to provide verbal testimony.

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

I am the chair of the HSAP Legislative Committee. I'm also an experienced Professional Registered Parliamentarian who has worked with condominium and community associations every year since I began my parliamentary practice in 1983 (more than 1,800 meetings in 37 years). I was also a member of the Blue Ribbon Recodification Advisory Committee that presented the recodification of Chapter 514B to the legislature in 2004.

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

This testimony is presented in **SUPPORT OF HB2562 HD1 with Amendments.**

**Summary of Bill:**

The Bill proposed to clarify the resignation process for board members in Planned Community Associations (PCAs) and condominiums, clarify the filling of vacancies by the Board, provide a direct right to vote to PCA members individually or through their proxies, and add a specific removal requirement for removing board members from a PCA.

There were concerns expressed by several stakeholders in the CPC hearing. Therefore, we collaborated with them on a revised draft.

**The suggested revised draft is attached for your consideration.** We have worked together to improve the wording to clarify the method for directors to resign from the board of both condominium associations and PCAs and limit the filling of vacancies by the board.

A brief summary of the changes (rather than a recapitulation of the entire bill) is provided below.

**Recommended HD2 Section 1:**

The wording has been improved regarding the resignation process for board members from a PCA.

The wording has been improved regarding the filling of vacancies to match the Condominium Property Act, i.e. Chapter 514B.

The section entitled “§421J-\_\_\_\_\_ Right to vote” has been removed due to concerns that the proposed amendments were intended to address an isolated issue, and changes to this section may cause significant disruption to the election procedures of many associations, some of which have been existence for decades.

**Recommended HD2 Section 2:**

The wording has been improved regarding the resignation process for board members from a condominium board. It matches the wording for resignations in “HD2 Section 1”.

**Recommended Delete HD2 Section 3:**

The wording regarding removal from the board of a PCA has been removed since it is handled in a more comprehensive manner in testimony relating to HB2563 HD1.

**We request that you pass the bill with the attached amendments.**

If you require any additional information, your call is most welcome. I may be contacted via phone: 423-6766 or through e-mail: [Steveghi@Gmail.com](mailto:Steveghi@Gmail.com). Thank you for the opportunity to present this testimony.

Sincerely,

*Steve Glanstein*

Steve Glanstein, Professional Registered Parliamentarian  
Chair, HSAP Legislative Committee  
SG:tbs

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# A BILL FOR AN ACT

RELATING TO COMMON INTEREST COMMUNITIES.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. Chapter 421J, Hawaii Revised Statutes, is  
2 amended by adding ~~three~~two new sections to be appropriately  
3 designated and to read as follows:

4           ~~"§421J-       Board; resignation. A member of the board of~~  
5 ~~directors may resign from the board at any time, provided that~~  
6 ~~the resignation shall only be effective if the resignation is~~  
7 ~~presented:~~

8           ~~(1) Orally at a meeting of the board of directors and~~  
9 ~~confirmed verbally or in writing by the presiding officer at the~~  
10 ~~same meeting; or~~

11           ~~(2) In writing to the president or secretary of the board,~~  
12 ~~signed by the resigning member of the board.~~

13

14           ~~"§421J-       Board; resignation. A member of the board of~~  
15 ~~directors may resign from the board at any time by:~~

1 (1) delivering written notice of resignation to the  
2 association's property manager, board of directors, president, or  
3 secretary;

4 (2) communicating the notice of resignation by electronic  
5 mail to the association's property manager, board of directors,  
6 president, or secretary at the electronic mailing address  
7 designated in writing by the person receiving the electronic  
8 mail; or

9 (3) providing notice during a meeting orally or in writing.

10 A resignation is effective when the notice is received, unless the  
11 notice specifies a later effective date. If a resignation is made  
12 effective at a later date, the board may fill the pending vacancy  
13 before the effective date if the board provides that the successor  
14 does not take office until the effective date.

15  
16 §421J- Board; vacancies. Notwithstanding any provision  
17 in any association documents to the contrary, ~~at~~the board may  
18 ~~shall~~ only fill ~~a~~vacanciesy in its membership to serve until  
19 the next annual ~~association~~ meeting or duly noticed special  
20 ~~association~~ meeting ~~of the association~~. Notice of a special  
21 ~~association~~ meeting to fill vacancies shall include notice of  
22 ~~the election~~. Any special association meeting to fill vacancies  
23 shall be held on a date that allows sufficient time for owners

1 to declare their intentions to run for election and to solicit  
2 proxies for that purpose.

3 ~~§421J- Right to vote. Notwithstanding any provision in~~  
4 ~~any association documents to the contrary, the right to vote at~~  
5 ~~an association meeting shall be exercised by the members or~~  
6 ~~through their permitted proxies. This section shall not apply~~  
7 ~~to the reserved developer's rights."~~

8 SECTION 2. Chapter 514B, Hawaii Revised Statutes, is  
9 amended by adding a new section to be appropriately designated  
10 and to read as follows:

11 ~~"§514B- Board; resignation. A member of the board of~~  
12 ~~directors may resign from the board at any time; provided that~~  
13 ~~the resignation shall only be effective if the resignation is~~  
14 ~~presented:~~

15 ~~—— (1) Orally at a meeting of the board of directors and~~  
16 ~~confirmed verbally or in writing by the presiding officer at the~~  
17 ~~same meeting; or~~

18 ~~—— (2) In writing to the president or secretary of the board,~~  
19 ~~signed by the resigning member of the board."~~

20 ~~"§514B- Board; resignation. A member of the board of~~  
21 ~~directors may resign from the board at any time by:~~

22 ~~(1) delivering written notice of resignation to the~~  
23 ~~association's property manager, board of directors, president, or~~  
24 ~~secretary;~~

1       (2) communicating the notice of resignation by electronic  
2 mail to the association's property manager, board of directors,  
3 president, or secretary at the electronic mailing address  
4 designated in writing by the person receiving the electronic  
5 mail; or

6       (3) providing notice during a meeting orally or in writing.

7 A resignation is effective when the notice is received, unless the  
8 notice specifies a later effective date. If a resignation is made  
9 effective at a later date, the board may fill the pending vacancy  
10 before the effective date if the board provides that the successor  
11 does not take office until the effective date.

12  
13 ~~SECTION 3. Section 421J-3.5, Hawaii Revised Statutes, is~~  
14 ~~amended to read as follows:~~

15 ~~"[**§421J-3.5 Notice required; regular annual and special**~~  
16 ~~**meetings.**]] (a) Not less than fourteen days in advance of any~~  
17 ~~regular annual meeting or special meeting of an association, the~~  
18 ~~secretary or other officer specified in the bylaws shall give~~  
19 ~~written notice of the meeting to each member of the association~~  
20 ~~as provided in the bylaws of the association or by two or more~~  
21 ~~of the following means:~~

22 ~~(1) Hand delivery;~~

1 ~~(2) United States mail sent to the mailing address of each~~  
2 ~~unit or to another mailing address designated in~~  
3 ~~writing by the association member;~~

4 ~~(3) Electronic mail to the electronic mailing address~~  
5 ~~designated in writing by the association member; or~~

6 ~~(4) Posting of the meeting notice in its entirety on a~~  
7 ~~portion of the association's website that is~~  
8 ~~accessible to all members.~~

9 ~~(b) Notice pursuant to this section shall state:~~

10 ~~(1) The date, time, and place of the meeting; and~~

11 ~~(2) The items on the agenda, including the general nature~~  
12 ~~of and rationale for any proposed amendment to the~~  
13 ~~declaration or bylaws; any proposal for a special~~  
14 ~~assessment, unless the authority for a special~~  
15 ~~assessment is otherwise provided for in the~~  
16 ~~association's governing documents; and any proposal to~~  
17 ~~remove a member of the board.~~

18 ~~(c) To remove a member of the board or any committee, a~~  
19 ~~proposal to remove the member of the board shall be included in~~  
20 ~~the notice of the meeting. The proposal shall be included on~~  
21 ~~the notice upon written request of any association member made~~  
22 ~~at least fourteen days prior to the distribution of the notice~~  
23 ~~for the meeting.~~



1 ~~[(c)] (d) The requirements of this section shall not be~~  
2 ~~interpreted to preclude any association member from proposing an~~  
3 ~~amendment to the declaration or bylaws [or proposing to remove a~~  
4 ~~member of the board at an association meeting].~~

5 ~~[(d)] (e) The requirements of this section shall not be~~  
6 ~~interpreted to apply to any board meetings or committee meetings~~  
7 ~~of a planned community association."~~

8 SECTION 43. Statutory material to be repealed is bracketed  
9 and stricken. New statutory material is underscored.

10 SECTION 54. This Act shall take effect on July 1, 2050.

**Report Title:**

Common Interest Communities; Planned Community Associations;  
Condominium Associations; Removal; Vacancies; Right to Vote;  
Board of Directors

**Description:**

Specifies the manner in which a member of a board of a planned community association or condominium association may resign. Limits a planned community association board's ability to fill a vacancy. Clarifies the right to vote in planned community association matters. Requires any proposal to remove a board member of a planned community association be noticed and the proposal to remove included on the meeting notice, upon 14 days' request by an association member. Takes effect on 7/1/2050.  
(HD1)

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*



Imanaka Asato  
A LIMITED LIABILITY LAW COMPANY

February 24, 2020

Representative Chris Lee, Chair  
Representative Joy A. San Buenaventura, Vice Chair  
Members of the House Committee on Judiciary  
Thirtieth Legislature, Regular Session of 2020

RE: **HB 2562, HD1 – RELATING TO COMMON INTEREST COMMUNITIES**  
**Hearing Date: February 25, 2020 at 2:00 p.m.**

Aloha Chair Lee and Members of the Committee on Judiciary,

Mahalo for the opportunity to submit testimony on behalf of D.R. Horton Hawaii LLC (“D.R. Horton”) in **OPPOSITION** to HB 2562, HD1 – RELATING TO COMMON INTEREST COMMUNITIES. D.R. Horton is one of Hawaii’s largest home builders and has been working on projects throughout Hawaii for decades.

HB 2562, HD1 puts stringent requirements on the operations of planned community associations governed by HRS Chapter 421J by: (1) specifying the manner in which a member of an association board may resign; (2) limiting an association board's ability to fill a vacancy or remove a board member, and (3) overhauling voting of an association, irrespective of size, by implementing a “right to vote” provision.

Specifically, with regards to the “right to vote,” HB 2652, HD1 would require the right to vote at an association meeting to be exercised by the members or through their permitted proxies. This provision will eliminate the “voting member” process in the bylaws of many associations, which system protects homeowners by assuring representation from all communities within a master community rather than the few members who customarily participate in association matters. Requiring voting by the members will also result in expensive compliance for associations, many of whom have thousands of members. Among other things, an association will have to plan to house a meeting place for thousands of members annually notwithstanding that only a small percentage of members will attend. It will also radically change the way associations have operated and may constitute an unlawful impairment of contract. We strongly urge you to remove this requirement or defer HB 2652, HD1.

Mahalo for your consideration,

Michael L. Iosua, Partner  
Imanaka Asato, LLLC

CASE LOMBARDI & PETTIT  
A LAW CORPORATION

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Michael L. Lam

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February 24, 2020

Representative Chris Lee, Chairperson  
Representative Joy A. San Buenaventura, Vice Chairperson  
House Committee on Judiciary  
House of Representatives, 30<sup>th</sup> Legislature, Regular Session of 2020  
Hawaii State Capital  
415 South Beretania Street  
Honolulu Hawaii 96813

Re: **Testimony in OPPOSITION TO HB2562, H.D. 1 "Right to Vote"**  
**Hearing: 2:00 pm, February 25, 2020**

Dear Chairperson Lee, Vice-Chair San Buenaventura and Committee members:

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

Case Lombardi & Pettit has provided housing and community development expertise in Hawaii for over 150 years.

We believe the intent of Hawaii Revised Statutes Chapter 421J is to create a statutory mechanism to enhance member participation in the affairs and governance of their planned communities. The proposal under HB 2562 to amend HRS Chapter 421J to provide that "[n]otwithstanding any provision in any association documents to the contrary, the right to vote at an association meeting shall be exercised by the members or through their permitted proxies," although well-intended, will render as illegal a reasonable, pragmatic solution that is already in place — and working — to enhance member participation, in favor of a fundamentally flawed system that will create a untenable burden on large communities and is likely to undermine homeowner participation through minuscule quorum requirements.

**Existing systems protect homeowners and enhance member participation:** Many large communities — those consisting of 1,000 or more members and made up of multiple sub-communities — use a "voting representative" system, whereby all homeowners are members of a "master" association under HRS Chapter 421J, but a single person represents the sub-community at the master community level. The voting representative has the potential to vote the entire interest held by the sub-community, but each homeowner (i) receives notice of the master community meeting and the agenda, and (ii) is entitled to direct the voting representative as to how to vote such member's interest. For any portion of the sub-community interest for which the voting representative does not receive direction, the voting representative is entitled to vote such interest in the best interests of the sub-community.

The benefits of a voting representative system are as follows: (1) the master community can reasonably plan a meeting of 30 to 100 people without sacrificing the ability of each member to contribute and have their view known; (2) each unit owner member has notice and an

opportunity to direct their vote; and (3) a reasonable quorum standard can be used (e.g., 40-60%). Just as important, a voting representative system assures a much broader representation of the communities involved than what will eventuate under the bill as proposed.

In contrast, under the misnamed "right to vote" proposed amendment, those benefits are lost.

**The proposed legislation will result in a morass:** Under the misnamed "Right to Vote" proposed legislation, all 421J associations, large and small, must plan for an annual meeting of all members – even if the association is in excess of 10,000 members.

- Proponents of the "right to vote" proposal suggest that only a fraction of members typically attend an annual meeting. This is true. However, this does not excuse the obligation of the association to plan annual meetings for all members to attend. If a community is conservative, and plans to have all members attend, it is likely the community will incur needless expense. On the other hand, if a community reasonably expects 50 owners to attend an annual meeting and reserves space, prepares ballots, and otherwise plans accordingly, but 500 owners actually show up, the meeting may have to be postponed, causing unneeded expense. Thus, the association is placed in an unwinnable situation.

- Proponents of the "right to vote" proposal suggest the solution is for associations to have a very small quorum – 20 to 30 people, regardless of the size of the community. Accordingly, a small minority that satisfy quorum could actively plan to exclude the majority of owners from an annual meeting. It is inequitable for a tiny minority to be structurally empowered to control a much larger community, and contrary to the legislature's intent to enhance participation. Nonetheless, such a result is almost certain under the proposed legislation.

**Preserve homeowners' rights:** It is our position the proposed legislation is unnecessary. However, if the legislature finds it important to provide additional protections in HRS Chapter 421J that ensures members' right to vote, we suggest the following revision (additions underlined, deletions not shown):

Notwithstanding any provision in any association documents to the contrary, the right to vote at an association meeting shall be exercised by the members, or through their permitted proxies, or through a voting representative as designated in the association documents. This section shall not apply to the reserved developer's rights.

**We ask that you delete the "Right to Vote" provision from HB 2562 H.D. 1, or revise the "right to vote" with the suggested language.**

We are happy to provide the Committee with additional information. Please contact the undersigned at (808) 547-5400 with any request.

Very truly yours,

CASE LOMBARDI & PETTIT



Dennis M. Lombardi

**HB-2562-HD-1**

Submitted on: 2/24/2020 2:43:28 PM

Testimony for JUD on 2/25/2020 2:00:00 PM

**LATE**

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Jane Sugimura	Hawaii Council for Assoc. of Apt. Owners	Support	No

Comments:

Hawaii Council of Community Associations supports the intent and purpose of this bill and incorporates by reference the testimony of Steven Glanstein in support of this bill.

**HB-2562-HD-1**

Submitted on: 2/22/2020 10:27:36 AM

Testimony for JUD on 2/25/2020 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Richard Emery	Associa	Support	No

Comments:

The Bill is needed to clarify voting issues.

**HB-2562-HD-1**

Submitted on: 2/23/2020 11:29:26 AM

Testimony for JUD on 2/25/2020 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Jeff Sadino	Individual	Oppose	No

Comments:

Chair Lee, Vice Chair San Buenaventura, and Members of the Committee,

I **OPPOSE** HB 2562 HD 1 relating to COMMON INTEREST COMMUNITIES in its **CURRENT** form.

I would **SUPPORT** this Bill if Section 2 relating to HRS 514B were amended so that a Board Member can **resign only through Writing and not simply Orally**.

A Board whose majority habitually disagrees with one Board Member could simply state the Board Member gave their resignation Orally and there would be no way to prove otherwise. A written statement of resignation signed by the resigning Board Member is not an unreasonable burden on the Board Member and would provide a written paper trail.

Thank you for the opportunity to testify,

Jeff Sadino



**Sandra-Ann Y.H. Wong**

*Attorney at Law, a Law Corporation*

*1050 Bishop Street, #514*

*Honolulu, Hawaii 96813*

**TESTIMONY IN OPPOSITION TO SECTION 2**

**HB 2562, HD1**

Before the Committee on Judiciary  
on Wednesday, February 12, 2020 at 2p.m.  
in Conference Room 325

Aloha Chair Lee, Vice Chair San Buenaventura, and members of the Committee:

I have been a condominium owner in Hawaii for the last 28 years and I have served both past and present on my condominium boards.

I am in opposition to Section 2 as it is currently drafted and respectfully request:

***First choice:*** That the Committee delete this Section for further discussion by stakeholders. The current language in Section 2 seems to forget a very important point, members of a condominium Board are all volunteers, thus, no law or person should prevent them from resigning from the Board if they so choose.

***Second choice:*** If the Committee is inclined to pass out this Bill, I would respectfully request that the language be amended as follows:

A member of the board of directors may resign from the board at any time.; provided that the resignation shall only be effective if the resignation is presented:

- (1) Orally at a meeting of the board of directors and confirmed verbally or in writing by the presiding officer **or by motion of the board** at the same meeting; or
- (2) In writing to the president or secretary of the board, signed by the resigning member of the board."

***Third choice:*** I would request that the bill be amended as follows:

- (1) Orally at a meeting of the board of directors and confirmed verbally or in writing by the presiding officer **or by motion of the board** at the same meeting; or
- (2) In writing to the president or secretary of the board, signed by the resigning member of the board."

The amendment to subsection (1) is necessary in cases where the presiding officer has his/her own agenda or is ineffective. The amendment to subsection (2) takes into account that most Board members communicate with each other via email, thus, no signature should be required.

Thank you for the opportunity to provide Testimony in Opposition but offering amendments if the Committee is inclined to pass out the Bill.

**HB-2562-HD-1**

Submitted on: 2/24/2020 10:35:44 AM

Testimony for JUD on 2/25/2020 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Anne Anderson	Individual	Support	No

Comments:

Dear Rep. Lee, Chair, Rep. San Buenaventura, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2562, H.D.1, but believe that it needs to be amended. I support the changes proposed by the Hawai'i State Association of Parliamentarians Legislative Committee and ask the committee to approve the bill with those changes.

Respectfully submitted,

Anne Anderson

**HB-2562-HD-1**

Submitted on: 2/24/2020 10:44:28 AM

Testimony for JUD on 2/25/2020 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Mark McKellar	Individual	Support	No

Comments:

Dear Rep. Lee, Chair, Rep. San Buenaventura, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2562, H.D.1, but believe that it needs to be amended. I support the changes proposed by the Hawai'i State Association of Parliamentarians Legislative Committee and ask the committee to approve the bill with those changes.

Respectfully submitted,

Mark McKellar

**HB-2562-HD-1**

Submitted on: 2/24/2020 11:09:23 AM

Testimony for JUD on 2/25/2020 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Bradford Lee Hair	Individual	Support	No

Comments:

Dear Rep. Lee, Chair, Rep. San Buenaventura, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2562, H.D.1, but believe that it needs to be amended. I support the changes proposed by the Hawai'i State Association of Parliamentarians Legislative Committee and ask the committee to approve the bill with those changes.

Respectfully submitted,

Bradford Lee Hair

**HB-2562-HD-1**

Submitted on: 2/24/2020 1:38:01 PM

Testimony for JUD on 2/25/2020 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Lance S. Fujisaki	Individual	Support	No

Comments:

Dear Rep. Lee, Chair, Rep. San Buenaventura, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2562, H.D.1, but believe that it needs to be amended. We support the changes proposed by the Hawai'i State Association of Parliamentarians Legislative Committee and ask the committee to approve the bill with those changes.

Respectfully submitted,

Lance Fujisaki

**LATE**

**HB-2562-HD-1**

Submitted on: 2/24/2020 2:17:04 PM  
Testimony for JUD on 2/25/2020 2:00:00 PM

Submitted By	Organization	Testifier Position	Present at Hearing
mary freeman	Individual	Support	No

Comments:

Dear Rep. Lee, Chair, Rep. San Buenaventura, Vice Chair, and Members of the Committee:

Dear Rep. Lee, Chair, Rep. San Buenaventura, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2562, H.D.1, but believe that it should be amended. I support the changes proposed by the Hawai'i State Association of Parliamentarians Legislative Committee and ask the committee to approve the bill with those changes.

Respectfully submitted,

Mary S. Freeman

Ewa Beach

Mary S. Freeman

Ewa Beach

**LATE**

**HB-2562-HD-1**

Submitted on: 2/24/2020 2:21:45 PM

Testimony for JUD on 2/25/2020 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Present at Hearing</b>
Rachel Glanstein	Individual	Support	No

Comments:

I'm a practicing parliamentarian. The issues of:

1. resignation in both condominium and planned community associations;
2. filling of vacancies in planned community associations;
3. cumulative voting in planned community associations; and
4. resignations in both types of organizations

have been interpreted differently by different attorneys. It can turn effective annual meetings into a forum search by the board of directors. I support the proposed changes by the Hawaii State Association of Parliamentarians to address these issues.



**LATE**

Dear Rep. Lee, Chair, Rep. San Buenaventura, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2562, H.D.1, but believe that it needs to be amended. I support the changes proposed by the Hawai'i State Association of Parliamentarians Legislative Committee and ask the committee to approve the bill with those changes.

Respectfully submitted,

Chandra R.N. Kanemaru