



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

March 25, 2024

Honorable Sen. Jarrett Keohokalole, Chair
Honorable Sen. Carol Fukunaga, Vice Chair
Senate Committee on Commerce and Consumer Protection (CPN)
Hawaii State Capitol, Room 229
415 South Beretania Street
Honolulu, HI 96813

**RE: Testimony in SUPPORT OF HB2317 HD1 with Amendments; Hearing Date:
March 28, 2024 at 9:30 a.m.; sent via Internet**

Dear Sen. Keohokalole, Chair, Sen. Fukunaga, Vice Chair, and Committee Members

This testimony is presented in SUPPORT OF HB2317 HD1 with one proposed change. (Unfortunately, none of us can be physically present today due to previous condominium annual meeting commitments.)

Summary of Bill: The bill proposes to clarify (a) the proxy deadline to Hawaiian-Aleutian Standard Time, and (b) the use of internet statements as part of the meeting notice.

Proposed Change:

The sentence that begins on line 3 in HB2317 HD1 begins with, “The mailing of the written statements by the association shall include an internet link informing owners that [longer] statements shall be available on the Internet.”

We suggest it be clarified by stating:

“**In that event,** the mailing of the written statements by the association shall include an internet link informing owners that [longer] statements shall be available on the Internet.”

We request that HB2317 HD1 be approved by the Committee with the above amendment.

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. Thank you for the opportunity to present this testimony.

Sincerely,

Steve Glanstein

Steve Glanstein, Professional Registered Parliamentarian
Chair, HSAP Legislative Committee

SG:tbs

HB-2317-HD-1

Submitted on: 3/22/2024 5:03:47 PM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Mike Golojuch, Sr.	Testifying for Palehua Townhouse	Support	Written Testimony Only

Comments:

Our association supports HB2317. Please pass this bill.

Mike Golojuch, Sr., President

HB-2317-HD-1

Submitted on: 3/23/2024 2:18:12 PM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Richard Emery	Testifying for Hawaii First Realty LLC	Support	Written Testimony Only

Comments:

SUPPORT.

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

The last sentence of HB2317 will create problems for associations that do not post such statements on the internet. Indeed, the preceding sentence contemplates that some associations do not post statements on an internet website for it states: “If the board’s notice of intent to distribute proxies states that a longer statement shall be available on the Internet ...”

I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

Reyna C. Murakami
AOUO President, AOAO Mariner’s Village 1
AOUO Vice- President, The Continental Apartments

HB-2317-HD-1

Submitted on: 3/25/2024 5:04:07 PM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Mark McKellar	Testifying for Law Offices of Mark K. McKellar, LLC	Support	Written Testimony Only

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

The last sentence of HB2317 will create problems for associations that do not post such statements on the internet. Indeed, the preceding sentence contemplates that some associations do not post statements on an internet website for it states: “If the board’s notice of intent to distribute proxies states that a longer statement shall be available on the Internet ...”

I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

Mark McKellar

HB-2317-HD-1

Submitted on: 3/22/2024 5:01:03 PM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Raelene Tenno	Individual	Support	Written Testimony Only

Comments:

I support SB2317 HD1

However, I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”.

Many associations do not communicate to all the owners via any electronic means if they do it is selective in nature OR it is owners that do not have the means to receive electronic communication.

HB-2317-HD-1

Submitted on: 3/24/2024 11:31:52 AM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Anne Anderson	Individual	Support	Written Testimony Only

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

The last sentence of HB2317 will create problems for associations that do not post such statements on the internet. Indeed, the preceding sentence contemplates that some associations do not post statements on an internet website for it states: “If the board’s notice of intent to distribute proxies states that a longer statement shall be available on the Internet ...”

I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

Anne Anderson

HB-2317-HD-1

Submitted on: 3/24/2024 2:56:13 PM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Joe M Taylor	Individual	Support	Written Testimony Only

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

The last sentence of HB2317 will create problems for associations that do not post such statements on the internet. Indeed, the preceding sentence contemplates that some associations do not post statements on an internet website for it states: “If the board’s notice of intent to distribute proxies states that a longer statement shall be available on the Internet ...”

I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

Joe Taylor

HB-2317-HD-1

Submitted on: 3/24/2024 4:11:07 PM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
John Toalson	Individual	Support	Written Testimony Only

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

The last sentence of HB2317 will create problems for associations that do not post such statements on the internet. Indeed, the preceding sentence contemplates that some associations do not post statements on an internet website for it states: “If the board’s notice of intent to distribute proxies states that a longer statement shall be available on the Internet ...”

I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

John Toalson

HB-2317-HD-1

Submitted on: 3/25/2024 5:45:47 AM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Lourdes Scheibert	Individual	Support	Written Testimony Only

Comments:

I support HB 2317 HD 1

HB-2317-HD-1

Submitted on: 3/25/2024 6:31:46 AM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Lance S. Fujisaki	Individual	Comments	Written Testimony Only

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

The last sentence of HB2317 will create problems for associations that do not post such statements on the internet. Indeed, the preceding sentence contemplates that some associations do not post statements on an internet website for it states: “If the board’s notice of intent to distribute proxies states that a longer statement shall be available on the Internet ...”

I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

Lance Fujisaki

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

The last sentence of HB2317 will create problems for associations that do not post such statements on the internet. Indeed, the preceding sentence contemplates that some associations do not post statements on an internet website for it states: “If the board’s notice of intent to distribute proxies states that a longer statement shall be available on the Internet ...”

I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

Pamela J. Schell

HB-2317-HD-1

Submitted on: 3/25/2024 9:56:29 AM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
D. Choy	Individual	Comments	Written Testimony Only

Comments:

The committee may want to reconsider the language of "electronic file" in the current house draft one. That currently would allow a text file (.txt) to be submitted that can contain over 16,000 words and will fall under the 100 kilobyte limit. A PDF file, another commonly used electronic file format would allow over 4,000 words and also be smaller than 100 kilobytes. It is unlikely that the committee intended for proxy election statements be the length of a novelette.

Suggested replacement language is as follows:

"Statement in an electronic file not to exceed 300 words"

HB-2317-HD-1

Submitted on: 3/25/2024 10:26:27 AM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Paul A. Ireland Koftinow	Individual	Support	Written Testimony Only

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

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I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

Paul A. Ireland Koftinow

HB-2317-HD-1

Submitted on: 3/25/2024 10:43:08 AM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Jessica Herzog	Individual	Support	Written Testimony Only

Comments:

To the Esteemed Members of the Hawaii State Legislature:

I write in strong support of HB2317 HD1, which seeks to make significant improvements to the governance of planned community associations in Hawaii. This bill is a crucial step forward, offering clarity and fairness in the proxy voting process and enhancing transparency in board nominations.

The need for this legislation cannot be overstated. Condominium owners in Hawaii have long been at the mercy of a system shaped by property management agencies, and at times, predatory legal and insurance practices. These entities have crafted an environment where homeowners often find themselves without recourse, facing unjust practices that threaten their homes and financial security.

HB2317 HD1 addresses these issues directly by setting clear, fair standards for proxy voting and board nominations. This not only empowers homeowners but also encourages a more democratic process within associations. It's high time our laws reflect the needs and rights of condominium owners, rather than the interests of those who have historically exploited them.

I urge you to recognize the plight of countless homeowners suffering under the current system. By supporting HB2317 HD1, you are standing up for the principles of fairness, transparency, and justice in our community associations.

Mahalo,

Jessica Herzog
AOAO Maaha SURfside

HB-2317-HD-1

Submitted on: 3/25/2024 11:26:04 AM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Christina Marumoto	Individual	Support	Written Testimony Only

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

The last sentence of HB2317 will create problems for associations that do not post such statements on the internet. Indeed, the preceding sentence contemplates that some associations do not post statements on an internet website for it states: “If the board’s notice of intent to distribute proxies states that a longer statement shall be available on the Internet ...”

I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

Christina Marumoto

HB-2317-HD-1

Submitted on: 3/25/2024 1:04:39 PM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Michael Targgart	Individual	Support	Written Testimony Only

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

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I propose that the last sentence be revised to add, “In that event,” at the beginning of the sentence, in order that the sentence shall read as follows: “In that event, the mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.”

Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,
Michael Targgart

HB-2317-HD-1

Submitted on: 3/25/2024 3:03:15 PM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Laurie Sokach	Individual	Support	Written Testimony Only

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

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Please consider passing H.B. 2317, H.D.1 with the above amendment.

Respectfully submitted,

Laurie Sokach AMS, PCAM

Community Portfolio Manager

HB-2317-HD-1

Submitted on: 3/27/2024 7:09:04 AM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Rita Wong	Individual	Oppose	Written Testimony Only

Comments:

I OPPOSE HB2317 HD1

HB-2317-HD-1

Submitted on: 3/27/2024 7:26:21 AM

Testimony for CPN on 3/28/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Rachel Glanstein	Individual	Support	Written Testimony Only

Comments:

Aloha,

I support the intent of H.B. 2317, H.D.1 but am suggesting a change to the wording of one sentence.

I object to the last sentence of HB2317 which reads: “The mailing of the written statements by the association shall include an internet link informing owners that statements shall be available on the Internet.” I otherwise do not oppose HB2317.

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Please consider passing H.B. 2317, H.D.1 with the above amendment.

Mahalo for your time,

Rachel Glanstein