



**SENATOR BOB DUFF**  
Norwalk & Darien  
Majority Whip

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Appropriations  
Commerce

**Testimony by Senator Bob Duff**  
**Support for:**

**SB No. 590 – AN ACT CONCERNING THE MANAGEMENT OF COMMON INTEREST COMMUNITIES**

**Monday, March 19, 2007**

To: The Hon. Andrew McDonald, Co-Chairman, The Hon. Michael Lawlor, Co-Chairman, The Hon. Mary Ann Handley, Vice Chairman, The Hon. Gerald Fox, Vice Chairman, The Hon. John Kissel, Ranking Member, The Hon. Arthur O'Neill, Ranking Member and the members of the Judiciary Committee:

I would like to thank the members of the Judiciary Committee for hearing **Senate Bill 590, AN ACT CONCERNING THE MANAGEMENT OF COMMON INTEREST COMMUNITIES**

There are many common interest communities found throughout the State of Connecticut. Each of these communities are unique, and their residents are involved in specific matters which concern only those in the community. Over the years the executive boards and managers that control these communities have become elements of their own. I, as well as many other legislators have received comments from members of these communities reporting that they have been closed off from their executive boards, in particular that they are unable to observe or obtain information regarding decisions that the board has made. This lack of cohesion between the board and the community which they are supposed to serve pose serious questions.

The purpose of this bill is twofold. First, it requires that an executive board's president, treasurer, secretary and any other officers described in the communities bylaws be only allowed to serve two year terms, and can not hold that position for more than two terms. Second, it requires that all accounting, financial information, executive board minutes and voting records be available to all unit owners.

This bill will ensure that those unit owners have an equal say or knowledge of the information that is being conducted in their community. It is very similar to the public obtaining documentation of what we do here in the legislature, or how our cities and town boards and councils vote on particular matters. This bill provides accountability to all those that have an interest. By implementing term limits it will allow people the freedom and the encouragement to become involved in their community.

When the Common Interest Communities Act was established, it appears that there was little doubt concerning that the executive boards would ensure fairness for the entire community. Over time, many who do sit on the board have a long running tenure and have established their own personal agendas that counter the interests of many of the other unit owners. I have been told by many unit owners that they are unaware when meetings take place, what was voted on, and where their payments to the board are being allocated. The current process breeds unfairness that is highly susceptible to abuse, without these changes there is no regulation as to what these boards can do. For the foregoing reasons I implore the committee to favorably support this bill.