

Testimony Pertaining to Bill #691
March 19, 2008—Judiciary Committee Public Hearing

Chairmen Lawlor and McDonald and Honorable Members of this committee. I thank you for the opportunity to testify regarding Bill # 691.

My name is William Brown. I am the President of Eastwood Condominiums in East Hartford and have had 20 years of experience in managing residential condominium property.

I am also an owner of a condominium unit at the Lamplight Village Condos in East Hartford. I have made numerous complaints to the CT State Attorney General's Office regarding the inability of myself and other owners to require the Board of Directors and Management there to hold annual meetings or present the association's financial documents for review.

The President of the Association has a business partnership which controls over 50% majority of the property and neglects ANY responsibility of explaining to the minority group of owners why multiple 10's of thousands of dollars of DEBT have piled up as owed to various utility companies. Those utility companies have filed suit in Ct Superior Court and a receivership was created.

After informing East Hartford's Mayor Melody Currey and Special Counsel to the Attorney General, Richard Kehoe, regarding the problem, they made verbal and written efforts to require the Lamplight Condo Assoc. to hold its annual meeting. Such annual meeting was NEVER held. The Board of Directors refuse to comply with their own bylaws OR even the Laws of CT requiring annual reporting to the Secretary of State. Property values of many unit owners who are struggling financially are being ruined and these owners are being held accountable for fortunes in legal fees piling on top these debts owed to utility companies.

Recently the person who answers the phone for the management has stated that someone purchased the majority of the condo units and all the bills in arrearage (of over \$100,000) have been paid. Even so, 1000's of dollars in legal and lawyer fees will ultimately come out of the pockets of owners who have lost any capacity to hold the controlling board of directors to any sense of accountability. To our shock and dismay the SAME management person who has been complicit in all this is being retained. This is an ongoing NIGHTMARE for all owners who have no power to control activities of a reckless and irresponsible Board of Directors. No one has the considerable amount of time, energy and money necessary to file a civil suit to rectify such egregious circumstances.

I am not one to encourage MORE regulation and forms of taxation of the CT citizenry but do hereby ask you to support any measures in this bill 691 which will ENHANCE THE ENFORCEMENT AUTHORITY OF THE CT STATE ATTORNEY GENERAL to order condominium boards of directors to comply with state law and their own bylaws - whereby citizens will be protected from what I consider CORPORATE CRIMINALS who manipulate these associations for their own ends. The most BASIC responsibility of any State Government is to protect its citizenry from those who do violence to their physical and financial well being.

The attorney general should have the capacity to fine and punish those who do not comply with basic state and corporate condominium law. I was advised by Mr. Richard Kehoe that there is nothing in existing legislation to provide for this.

Included is a copy of the receivership appointed by the Superior Court on just one of the many utility companies owed money by Lamplight Village Condominiums.

HHDCV07-4028956

◇ CONNECTICUT NATURAL GAS CORP. : SUPERIOR COURT
 VS. : JUDICIAL DISTRICT OF HARTFORD
 LAMPLIGHT CONDOMINIUM ASSN., INC. : MARCH 26, 2007
 AND GLJ PROPERTIES, LLC

ORDER APPOINTING RECEIVER PURSUANT TO AGREEMENT

The foregoing application having been presented to the Court in accordance with Conn. Gen. Stat. §16-262f, and the parties having entered into a Stipulated Agreement with respect to such application, it is hereby:

ORDERED:

1. That Collection Services, LLC, 377 Main Street, West Haven, Connecticut is hereby appointed by this Court as Receiver of Rents with respect to residential buildings or apartments located at 505 Burnside Avenue, Hartford, Connecticut. Said Receiver shall remain inactive and shall not accept or collect any rents or payments for use and occupancy of said dwelling.

2. Said Receiver remaining inactive is subject to and conditioned upon the Respondent's compliance with the terms of the written Stipulated Agreement between the parties which is on file with the Court and which is incorporated herein.

3. Based on the Stipulated Agreement, the Court finds that there is an existing arrearage of \$40,008.72 for gas service to the property at 505 Burnside Avenue, Hartford, Connecticut as of February 15, 2007 and further finds that the Petitioner is entitled to recover \$621.00 in costs and \$675.00 in legal fees pursuant to Connecticut General Statutes §16-262f. *→ SHOULD BE EAST HARTFORD*

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