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Judiciary Committee
Room 2C, Legislative Office Building
Hartford, CT 06106

Re: Testimony - H.B. 725

Dear Committee Members:

I am the owner of a Community Association Management (CAM) company in business since 1985. My firm manages a number of large community associations in the greater Danbury, CT area with 786 unit owners. I have corporate experience as a General Manager at Dictaphone Corporation, Marketing Manager at Remington Rand Corporation and in Consulting Services at Xerox Corporation. I founded Innings Corporation, a telecommunication company, and was a principal in Mellin Chemicals Inc. I have an AA degree in Accounting, BA degree in Economics, MS in Education and completed all the course work for an EdD in Education.

I am also a home owner in the only "common interest" PUD (planned urban development) in Redding, CT and own a second home in a Connecticut shore line community association. I am also the Chairperson of the Manager's Council of the Connecticut Chapter of the Community Association Institute. The Manager's Council is a forum to represent the professional interests of Connecticut community association managers (CAMs) through services, information, and professional development opportunities.

I am opposed to setting any term limits (H.B. 725). This bill is unnecessary because the officers and directors of an association ultimately serve at the pleasure of the unit owners within the community, and Connecticut law currently contains adequate provisions governing the election and removal of directors that enable unit owners to control the make up of both officers and directors.

This bill will make it much more difficult for associations to find good leadership because it limits the pool of potential volunteers. Over time, these limitations may actually make it impossible for associations to comply with other laws, and their own documents, governing the election of directors.

The boards of the associations I manage and the associations in which I live have serious problems finding capable members to serve. In the largest community I manage, that has 294 unit owners, we are unable to fill board and committee positions. In the community in which I live comprised of 44 homes, we are unable to find members willing to serve.

If I can be of any further assistance to the Committee, please feel free to contact me.

Respectfully Submitted,

Richard E. Mellin