



**TESTIMONY OF DOUGLAS M. NEWMAN REGARDING HOUSE BILL 6620
AN ACT ESTABLISHING AN OFFICE OF CONDOMINIUM OMBUDSMAN**

March 25, 2011

My name is Douglas Newman, I am a life-long Connecticut resident and currently reside in Guilford.

I am a Property Manager with Consolidated Management Group based in Westport. Consolidated Management Group manages condominium associations in Fairfield, New Haven and Hartford Counties. We currently manage approximately 130 condominium properties which comprise some 5,000 individual units. I estimate that our property management services impact approximately 10,000 individual owners, occupants and tenants.

I'm here today to testify in favor of the House Bill No. 6620 and specifically the first section of the act establishing an Office of Condominium Ombudsman to provide a means of resolving disputes between condominium owners and condominium associations.

It has been Consolidated Management Group's first-hand experience to have unfortunately witnessed less than professional and transparent activities by condominium boards and management companies. In my personal opinion what we have witnessed is an appalling abusive of power.

I can provide a list of property management companies, a few who promote themselves as upstanding members of the Better Business Bureau too, with first-hand knowledge of highly unethical, self-serving practices.

Another example is the condominium Board who terminated us as property manger simply because we advised that their reserve account must be included on their Association's balance sheet and we would not waiver on our position. This run-a-way Board lost sight of their fiduciary responsibility to the Association they were elected to serve.

The current legal system does provide a course of action to combat such abuse of power however it is an extremely costly option and a very uncomfortable one too, to accuse and seek resolution with respect to corrupt and other illegal activities against their fellow, common ownership neighbors.

Unit owners today are faced with a herculean task when trying to combat the runaway board or a less than professional management firm. To that end, Consolidated Management Group supports the creation of a Condominium Ombudsman to provide a means of resolving disputes between condominium owners and condominium associations.

Thank you for allowing me to provide this testimony to you today.

Douglas M. Newman
Property Manager, Consolidated Management Group
Vice President, CMG Commercial
Direct Dial: (203) 307-3286 | Cell: (203) 516-1006 | Email: dnewman@c-mgi.com

Consolidated Management Group, Inc

Cos Cob
76 Valley Road
(203) 622-6300

Orange
200 Boston Post Road
(203) 799-6095

Westport
1555 Post Road East
(203) 255-4300

North Haven
154 State Street
(203) 239-0202

South Windsor
435 Buckland Road
(860) 331-1191