

Tsarkov, Alex

From: Kevin Carey [KCarey@sjcadets.org]
Sent: Thursday, March 24, 2011 2:46 PM
To: Tsarkov, Alex
Cc: 'KC2320@gmail.com'
Subject: Written Testimony in Support of HB6620 Condo Bills

For Judiciary Committee Public Hearing March 25, 2011
IN FAVOR OF HB6620, HB 1205 and HB1208 Condo Bills

Why a condo ombudsman and dispute resolution are needed:

An ombudsman is necessary for the individual condo owner because all too often a Management Corporation and/or a Board does not feel responsible to the individual owners. Individuals have little recourse except the court system and expensive attorney fees. Even a board member at times may be left out of the loop, if he or she disagrees with the actions of the majority. Many times both management corporations and boards do not feel they must inform the community concerning decisions which affect the security and finances of the entire community. Human nature may make it easier to respond to specific individuals over others. An ombudsman would save our over crowded court system a great deal of time and money. In addition the individual unit owner who may have limited finances cannot fight the corporate management company who works with the limited number of condo lawyers that exist in the state of Connecticut. I do not know how many management corporations exist in Connecticut, but I am willing to bet that every management corporation has had contracts or relationships with all of them in their area of service. That does not leave the individual owner much choice in the way of finding the best possible representation.

I have been told that I must prove that my air ducts only supply my unit and that my electric lines only supply my unit. Yet neither the board, nor condo management corporation can supply mylars with the layout of the constructions. They also do not exist in my townclerk's office. I not only have to prove the above I have to do so without cutting into ceilings and walls to check on the routing of my ducts and electric lines.

As a condo or common interest community owner I would be willing to pay a nominal fee for the service of an ombudsman without impacting Connecticut taxpayers (similar to a Small Claims Court fee) to address unresolved community association governance disputes to help support an Office of Condominium Ombudsman

I support a volunteer panel consisting of condo owners, property managers and attorneys to help mediate disputes between condo owners and condo associations or property managers.

I also would be supportive of a Property Manager Licensure bill if that should arise. Not only should property manager be licensed but all the owners, partners and people involved in a management corporation should be publically identified to the unit owners. Absolute transparency must be evident. Every unit owner should be aware of decisions and proposal which will affect their financial considerations.

I wonder also why condo insurance does not cover the remediation of mold.

Thank you for reading this letter and considering my viewpoint.

Kevin Carey

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