

**Tsarkov, Alex**

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**From:** Judith Rudikoff [Judith.Rudikoff@sbcglobal.net]  
**Sent:** Thursday, March 24, 2011 2:10 PM  
**To:** Tsarkov, Alex  
**Subject:** Written Testimony in Support of HB6620, HB1205 and HB1208 Condo Bills; For Public Hearing 3/25/11  
**Importance:** High

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

I wish to indicate my support of these bills and the establishment of an Office of Condominium Ombudsman. There is great need for an official procedure to mediate a dispute between condo owners and the Association's Board.

Under the new Condo laws it is necessary to have only two owners' meeting, and an annual meeting annually. The limits the forum for discussion with the Board of ongoing issues.

For example, my condo recently took out a large loan, and has levied a 10 year assessment for its re-payment. A primary purpose for this loan was to replace aging boilers. There has apparently occurred an unresolved legal issue with the vendor for this replacement and so what was to have been completed by November 2010 is still unresolved. No one is explaining the issues to the owners, and we are paying for a loan that is not being used for its original purpose.

In addition this Board has decided to limit owners' meetings, so that we do not have this forum for questioning what they are doing.

We, the owners, need some way to understand what is happening and what decisions are being made for us, without our knowledge. We need an Ombudsman and, yes, I would be willing to pay a nominal fee for this officer. I strongly support a volunteer panel of condo owners, property manager and attorneys to help mediate such disputes.

As it now exists, we owners do not have an effective voice. We can vote, but Board directors are elected for a two-year term and trying to recall them would be difficult in this condo where we have almost 1/3 off-site owners.

I would also support licensure of property managers; they have a highly responsible position and provide considerable input in the running of a condominium.

As the former Board president of this condominium, I am well aware of its many issues. I am also well aware of the need to inform and educate the owners, something not happening now.

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