

Tsarkov, Alex

From: Bob Yohe, Jr. [yohe44@sbcglobal.net]

Sent: Wednesday, March 23, 2011 11:45 AM

To: Tsarkov, Alex

Subject: Written Testimony is Support of HB6620 Condo Bills; For Public Hearing 3/25/11

For Judiciary Committee Public Hearing March 25, 2011

In favor of HB6620 (which I believe includes text from other bills, i.e., HB1205 and HB1208)

I have send e-mails supporting the original bill establishing an Office of Condominium Ombudsman; stating the critical need for that office. Now, I understand that that original bill and some others are being consolidated into a new, expanded HB6620.

To summarize the need for condominium reform bill---

Unit owners need a mechanism to resolve disputes between them and the condominium Board of Directors/Trustees, the property manager, and/or the property management firm; other than the current expensive crapshoot of using the court system. The last six or seven years at Raintree Condominium in Rocky Hill have provided excellent examples of a need for this new Office.

Property managers need to be licensed, to ensure: (a) familiarity of a particular condominium's By-Laws, familiarity with the Common Interest Ownership Act, and familiarity with Roberts' Rules of Order, (b) knowledge of good business practices, and (c) ethical behavior and professional conduct. The last six or seven years at Raintree Condominium in Rocky Hill has provided many excellent examples showing the need for this licensing requirement. A mechanism needs to be in place to easily revoke one's license if license requirements are not met.

Thank you for your consideration.

Robert Yohe, Jr.
11 Chestnut Ct.
Rocky Hill, CT 06067
860-721-8481

3/23/2011