

Joan F. Welch
127 Marsh Way
Stratford, CT 06614
(203) 375-5740

March 25, 2011

Judiciary Committee, Public Hearing, March 25, 2011

IN FAVOR OF HB6620, HB 1205 and HB1208 Bills for Condominiums and Common Interest Ownership Communities.

Dear Judiciary Committee:

I appear before you to explain the problems I have encountered as a Member of a CT Common Interest Ownership Community. As far back as March 2003 there have been problems with no help in sight.

- Members denied access to Cooperative Documents.
- Errors made in Cooperative records and not corrected when Cooperative informed
- The Board of Directors passed motions to deny Members access to Cooperative documents
- Members rights, By-laws and state laws repeatedly violated
- Inaccurate information provided to Members
- Most items referred to Executive Session, inaccurate and unsigned minutes
- Errors were made in my Membership documents and items missing from my Membership file
 - March 18, 2003. The Attorney General, in response to a letter, stated that although his office was sympathetic to my many concerns at my Cooperative, he was unable to enforce Cooperative laws
 - The Cooperative was aware that the Attorney General's Office could not help me. I was denied access to Cooperative documents. it cost me many hours and many hundreds of dollars for an attorney to get the errors made by the Cooperative to my documents corrected and removed from my Membership file

I agree with the live letter of Kerry Gray, Stratford, March 17, 2011, CT Post that since there is no one to enforce the provisions by statute the unit owners simply accept the violations of their rights, By-laws and state laws.

Please consider the plight of the unit owners and support an Act Establishing an Officer of Condominium and Common Interest Ownership Community Ombudsman (HB6620) as well as an act Establishing a Dispute Resolution Process for complaint of Unit Owners against their Condominium and Common Interest Ownership Communities.

A small fee will help to offset the cost and enable unit owners to access the bills for Ombudsman and the Dispute Resolution Process. I feel that when the Condominium and Common Interest Ownership Community laws are enforced by state statute the violations of these laws will be few and far between.

Please take into account, when you are considering these bills, that if there is no agency to enforce the provisions of the Condominium and Common Interest Ownership Communities by statute, the unit owners are at a disadvantage.

Please vote in FAVOR of HB6620, HB1205 and HB1208 bills for the Condominium and Common Interest Ownership Communities that are being considered at the Judiciary Committee Public Hearing, March 25, 2011

Respectfully,

Joan F. Welch, CCOC