

Tsarkov, Alex

From: mollengarden@aol.com
Sent: Thursday, March 24, 2011 7:48 PM
To: Tsarkov, Alex
Subject: Re: 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 (with exception), HB1205 (with addition) and HB1208 Condo Bills

Apathy, ignorance and fear are rampant among the majority of condominium owners here. Most are first-time property owners who appear willing to be dictated to rather than exercise their ownership rights.

This majority would rather not bother with any issue and prefer not to know lest they become a target of the current regime. The few owners who dare seek financial information or disagree with current board are systematically rebuffed and defamed. The board thumbs their nose at bylaws, state laws and dissenting individuals. The property management firm and the association attorneys (yes, more than one) will only do the bidding of the single board member who signed contracts with them.

An honest owner who is not on the "friends of" list, rarely if ever gets responses or any of their needs addressed. This environment can possibly change with the passage of the condo bills now under consideration. They should enable the few interested unit owners to take steps against mismanagement while permitting those too afraid to act to remain silent.

Enforcement of the association bylaws, state condo laws and even the new laws that became effective in July 2010 have proven futile here as demonstrated by the Case: FST-CV10-6005949-S.

Rather than go into detailed horror stories, my comments on each bill follow:

1205: Please include a section that this bill must apply to all board members and that the property manager and association attorney are held liable and subject to severe personal/financial penalty for failure to apply this immediately and without exception to board members. In addition, if asked by a unit owner as to the status of any given board member's account, it should be provided and not withheld as "none of your business." Foreclosure proceedings against any owner should prohibit him/her from serving or continuing to serve on the board.

1208: no comments

6620:

Sec. 13 (f): "Behavior" is very subjective and easily misinterpreted and bill should be clear to avoid its misuse.

Sec. 14 (New) and Sec. 15 item (e): the board SHOULD most definitely be held criminally liable since it is too easy for board to self-deal and line their own pockets at the expense of all unit owners.

Thank you for your attention.

Sincerely,

Jannie, Saul Mollengarden
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