

TESTAMONEY
JUDICIARY COMMITTEE MARCH 25, 2011

My name is Linda Palermo I reside at 46 Vought Pl. with in Stonybrook Garden Cooperative Inc. Stratford, CT 06614. Stonybrook has 400 hundred units. We have nine members on the Board of Directors. Prior to Common Interest Ownership Act as amended July 1, 2010, the Board at Stonybrook held the April and May Regular Monthly Meeting implementing some of the Changes that were not yet in effect. The intent of the law as it relates to the Board acting in a transparent manner so that members will know what the Board is going, are not being implemented. I personally had it stated to me that the Executive Meeting is a secrete meeting. We are made to leave the Building during that meeting and told to come back at an approximated time. There are no Agenda's available for the Executive Meeting to the members that relate to matters going to be discussed and the only thing we are allowed to hear is the item and the vote when they go back into the Regular Meeting. When I as a members file complaints, far to often they have been returned to me under the direction of the president of the Board or through the president for another Director, by the office manager and I am told this is not a complaint it is a dispute. Minutes are not correct until the following meeting and if they are approved we receive them in one to two days. Should we need to make corrections we are to submit them in writing for them to acceptance of rejections. The manner in which our meeting are being carried out leaves one to have a great deal of dissatisfaction in my opinion because the Board of Directors are unto themselves, violating our By-Laws and not acting in the Best Interest of the membership as a whole. It leaves member to reel they are being punished and shackled. I feel the Board is not in Compliance with the law, and for these reasons I support Proposed Bill 5572 Establishing an Office of Condominium Ombudsman, Proposed Bill # 5902 Establishing a Dispute Resolution Process for complaints of unit owners against Condominiums and Common Interest Ownership Associations. I support Proposed Bill No. 796 AN ACT CONCERNING FINANCIAL REPORTING BY CONDOMINIUM ASSOCIATIONS (3) & (4). Proposed Bill # 5451 An act concerning nit Owner's Approval of a Common Interest Community Budget. And for my personal proposal, I do not support any Board of Director or any member of their immediate family sitting on any dispute resolution for complaints or acting as an Ombudsman for fear of conflict of interest and or retribution.

Thank you. Linda Palermo