

Sterling Village Condo Association

My name is Doreen Camp and I am a condo owner as well as a past board member of a large association in Meriden. I joined the CT Condo owners Coalition to pursuit legislative change and reform for condo owners.

It's critical for condo owners who have suffered from Associations mismanagement and irregularities in procedures to have legislative support for resolution. There should be recourse for unit owners who are confronted with boards and Property Managers' who ignore the by-laws and Conn State Statues.

The following are examples of inappropriate association behavior I have witnessed:

- *Board of 5 which frequently only 1-2 are making decisions – (No quorum).
- *Decisions being made outside scheduled meetings and in closed sessions.
- *Special Meetings adding items not noted to addenda.
- *Board refusing to conference board members and residents in meetings.
- *Legal letters from Residents attorney's ignored by association and association attorney.
- *Board members denied copies of delinquency reports.
- *Amenities not maintained and neglected.
- *President handling minutes of meetings and not the Secretary.
- * Elimination of Board Walks
- *Special Assessment delinquencies not leaned or assessed late fee and finance charges.

In today society, it is unacceptable for human beings to bully others. It's is unacceptable for condo owners here in the state of Connecticut to be bullied by their associations as well. It's clearly evident this kind of behavior cannot be tolerated. We need reform, resolution and ombudsmen to help protect our rights. It would also be beneficial to have mandated term limits on all board members which will ultimately reduce the massive conflicts.

Thank You for your attention and support