

Testimony of
N. Lynne McCarron
Before the Judiciary Committee
Thursday, March 29, 2012

H.B. 5536

AN ACT CONCERNING REQUIREMENTS FOR CERTIFICATION AS A COMMUNITY ASSOCIATION MANAGER, LICENSURE AS A REAL ESTATE BROKER OR SALESPERSON AND ORGANIZATION OF A UNIT OWNERS' ASSOCIATION.

***Principle, Phoenix Property Management, LLC,
30 Connecticut Boulevard, East Hartford, CT
Credentialed Property Manager, State of Connecticut - Since 1997
Licensed Property Manager, State of Florida 1988-1991
Licensed Property and Casualty Sales Agent, State of Connecticut 1993-
2009
Community Association Manager, Registration #000384, State of
Connecticut 2002- present
President, Community Association Institute Connecticut Chapter 2012-2014***

I am in favor of the provisions of HB 5536 regarding the certification and/or licensing process for community association managers. I was employed as a property manager in the State of Florida in the mid 1980's licensure was implemented. All staff, including the CEO of the largest company in the state, with responsibility for a budget in excess of \$100,000 was required to obtain the State mandated license to conduct business on behalf of a Common Interest Community.

As a property manager in the State of Connecticut, and the Principle of a Property Management company, I would like to see businesses and their staff be required to carry a credential that would hold the individual and the company accountable for the business that is conducted and the money that is handled for those that live in a Common Interest Community.

As a licensed Real Estate Agent in the State of Connecticut I always found it odd that when attending the licensure classes and the CE classed that I have been required to attend to maintain my license that I have never see a class on the sale of a Condominium or Co-op included. Yet real estate agents sell condominiums with no real knowledge of what the asset is or means to a prospective buyer.

I urge you to implement the certification in the very near future.

N. Lynne McCarron, AMS
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