

Testimony of Kerry Gray
to the Judiciary Committee
in FAVOR of HB5536
March 2012

My name is Kerry Gray and as a member of the Connecticut Condo Owners Coalition, a grassroots condo owner advocacy group founded in 2010, I once again come to the State of Connecticut, this time seeking your support of HB5536; I would, however, like to see more provisions included in this bill to better protect unit owners. Given the extent of financial responsibility a property manager has, and in light of recent news of property manager misconduct involving, in some cases, very experienced property managers who have effectively stolen money from associations, mandatory background checks for all property managers should be required (similar to the new banking Statute SB1109). Paid managers should be subject to the same certification, training and background checks.

I am also seeking your OVERALL support in making the **enforcement and accountability** of Connecticut condo laws the responsibility of the State and not unit owners. I am a relatively new elected board member of my own condo association and I too become frustrated (and vocal) when the current laws are not followed.

Many of the condo laws already on the books are excellent; however, with no enforceability, they might as well not exist. Boards and property managers know they will suffer no consequences if they do not comply with the current laws. They have nothing to lose for non-compliance ... so if they don't want to comply, they simply don't.

I believe that if the department of Consumer Protection had jurisdiction to address condo owner issues, it would certainly reduce the number of unresolved complaints. And, the Attorney General's Office should most definitely have jurisdiction to address condo owner issues, particularly those in which a complainant identifies alleged illegal activity.

In addition to supporting HB5536 (with the additional provisions noted above) please recognize that it is enforceability and accountability of existing condo laws that condo owners want and need most.

Thank you,

Kerry Gray, Stratford, CT, March 20, 2012