



Working together to inform, educate, support, and advocate for the rights of condominium owners statewide.

119 Industrial Park
East Longmeadow MA 01028

IN FAVOR OF

**H.B. No. 6662
AN ACT CONCERNING THE RECOUPMENT OF MONEYS OWED TO A UNIT OWNERS' ASSOCIATION DUE TO NONPAYMENT OF ASSESSMENTS.**

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To: (1) Extend the number of months for which common expense assessments due a common interest unit owners' association may be counted for purposes of a lien from six months to twelve months; and (2) provide greater statutory protections to unit owners' associations seeking reimbursement for unpaid assessments that are incurred during the pendency of a foreclosure action

The Connecticut Condo Owners Coalition is a membership based organization requiring no membership fee. Our membership is primarily condominium unit owners. Many individuals have enrolled to receive updates posted on our website [CTCondoNews] while a primary objective for others is to enlist the support of the CCOC Investigative Committee in resolving issues between themselves and a Board of Directors or Property Manager.

On behalf of our Advisory Committee, George Gombossy and I strongly urge lawmakers to vote **YES** on this bill.

This legislation is crucial for Connecticut condo owners, especially for those who live in smaller complexes.

Two judges have ruled that banks were only required to reimburse condo associations for up to six months of management fees in foreclosure cases.

Unfortunately it takes more than six months for many foreclosure actions to be completed, many times because banks are in no hurry to take title to property that is worth less than the mortgage. This leaves the association of having to maintain the unit on the bank's behalf after the six month period.

Imagine the hardship imposed upon smaller complexes with less than a dozen units, there are many in Connecticut, if one or more units are in foreclosure? It would dramatically increase the condo fees for the remaining owners, possibly forcing others into foreclosure.

Gail Egan, President
Connecticut Condo Owners Coalition
March 25, 2013

The Connecticut Condo Owners Coalition Executive Committee provides information about condo issues with the understanding that it is not rendering legal or other professional services. CCOC makes no warranties, expressed or implied, about the accuracy or completeness of information. In an effort to respond to owners' queries, we will always give our best and impartial advice based on the information provided. However, it is the owner's responsibility to contact corporate legal counsel or an attorney of his/her choosing to obtain legal advice.