

**TESTIMONY of ANNA MARIA FORNINO, PRESIDENT & DIRECTOR
GLEN OAKS CONDOMINIUM ASSOCIATION NO. 1, INC.
DIRECTOR, GLEN OAKS MASTER CONDOMINIUM ASSOCIATION, INC.
(SENATE BILL NO. 457, AN ACT CONCERNING REVISIONS TO THE COMMON INTEREST OWNERSHIP ACT)**

Good afternoon Senator Coleman, Representative Fox, and esteemed members of the Judiciary Committee. My name is Anna Maria Fornino, and I have resided in my condominium unit for 40 years and 5 months. I am here today seeking your support to revise Senate Bill No. 457 so it will benefit 136 condominium unit owners residing at the Glen Oaks Condominiums, Newington, CT.

In 1973, pursuant to the filing of legal documents, such as, survey maps, Developer's Declaration and Bylaws, the construction of Timber Ridge Condominiums had commenced. A total of 468 condominium units were to be constructed, as well as a clubhouse that included an indoor pool, meeting rooms, and a restaurant/style pub. An outdoor pool, 3 tennis courts and a putting green were also to be constructed around the pond adjacent to the clubhouse. In July, 1973, the first building was completed and occupied by its first owner. This building was situated on land of the association known as Timber Ridge Condominium No. 1, Inc. The survey on the Newington Town Clerk's records known as Map No. 1751, shows that a total of 25 associations were to be developed. Twenty-four (24) associations were the buildings housing residents and the twenty-fifth was the association that would contain the clubhouse and recreational facilities. This latter association was and still is known as the Master Condominium Association. Each owner of record is a member of the Master Condominium Association as well as holds an equal percentage of title to this association.

By 1975, the Hartford National Bank & Trust Company eventually foreclosed on the developer. There were approximately 38 occupied units of those 72 existing in associations 1, 2, and 3 and those unit owners were abandoned by this action. All further construction stopped, and these original owners had to retain legal counsel to take over their individual associations, as well as represent their interests with Hartford National Bank & Trust Company as it pursued new developers. When a developer was

selected, it was required to first complete construction of the remaining associations under Timber Ridge known as associations 4, 23, and 24, as well as construct the clubhouse and the other outdoor recreational facilities. Other purchase terms included deletion of the 99-year lease from these owners to the original developer for the clubhouse and the addition that these owners (and future owners) purchase the clubhouse by obtaining a mortgage from Hartford National Bank & Trust Company to do so. Survey Map 1751 on file with the Newington Town Clerk shows that the proposed development of the 25 associations was to be constructed within the 53 to 55 acres of land that exists from from Back Lane, Newington on the Wethersfield town line, to Kitts Lane, Newington ending on the Berlin Turnpike, Newington. The new developer completed the six (6) original associations, clubhouse and recreational facilities and changed the name of the development from Timber Ridge Condominiums to Glen Oaks Condominiums and thereafter continued on with the proposed development of the units, and every new owner automatically became a member of the Glen Oaks Master Condominium Association as well as owned an equal percentage with all other unit owners.

The developer constructed all buildings under the expandable form of condominium ownership and elected to keep this as one association rather than breaking it down to the 18 smaller associations that were originally intended. By doing so, it now gave the New Section 70% of all voting rights on the Executive Board of the Master Association. Instead of the intended community that the original owners had purchased into, Glen Oaks Condominiums has only 8 associations: the Master, the six (6) original and the expanded New Section. New Section holds 70% of all unit owners' voting rights on the Executive Board of the Master Association. If its Director is not in attendance at a called meeting, the meeting cannot be held. The 136 owners in the other associations do not have a voice when it comes to their equal interest due to the majority "weighted" vote of 326. This voting procedure has delayed annual budgets and other major Motions for maintaining the clubhouse, recreational facilities and roadways.

Due to the fact that the Master Association is duly referenced in all these documents, it would require the vote of ALL 462 units. With the word "weighted" still in full force and effect, there is absolutely no way this can be accomplished unless the CIOA (and, if need be if it applies, the Non-Stock Corporation Act) is changed to indicate that the word "**weighted**" shall be **STRICKEN** from any existing condominium's Declarations and Bylaws, past and present. In its stead, it should read that **ALL** votes on any Executive Board shall be of **equal value, one vote per Director**. Your vote to stop this unequal and unfair representation of unit owners is desperately needed as we have no other course of action to take.

Thank you.

Submitted by Anna Maria Fornino
329 Back Lane
Newington, CT 06111