



**WRITTEN TESTIMONY OF LINDA PALERMO**

**TO THE JUDICIARY COMMITTEE**

**ON PROPOSED SENATE BILL 457**

**"AN ACT CONCERNING PROVISIONS TO THE COMMON INTEREST OWNERSHIP ACT"**

I reside at 46 Vought Pl, Stratford, CT 06614, a housing complex commonly known as "Stony brook Gardens Cooperative which was organized pursuant to Corporation laws of the State of Connecticut. It consists of 400 units; many of the members are on fixed income. In 1983, an attorney who was also an elected state representative by the name of Robert Frankle, of Olyis, Frankle and Thornberry and an Attorney Debbie Koch is, now known as Judge Debra Koch's Frankle, appeared at Stonybrook and gave a presentation concerning the Common Interest Ownership Act to the Board of Directors and some but not all members of the "Cooperative". The Board was lead to believe that they would return to explain how it applied to us as a Co-Operative. As a Member of Stony brook Cooperative it is my contention we do not appropriately fall under the Common Interest Ownership Act which has caused many problems to surface for the membership.

**IN REGARD TO SEC 5. VOTING THRESHOLD I VEHIMENTLY OPPOSE BECAUSE IT TAKES AWAY MEMBERSHIP RIGHT TO VOTE ON A BUDGET AND GIVES POWER TO THE BOARD. I base this opposition on the facts which are an accounting of Stony brook's voting on our 2014 Proposed Budget; "Notice was sent that a vote was taking place on Oct 29, 2013 on the proposed 2014 Budget which the Board approved at the October regular monthly meeting in executive session See attached Notice and documents. Notice was given 10 days prior to the vote taking place and according to the Board pursuant to the Common Interest ownership act as amended 2010. The Act was amended to make the Board members actions more transparent to the membership. Voting was held between 4:40 pm until 7:00 pm. According to Board or the Cooperative Attorney, in order for the vote to fail 201 members would have to come out during those hours and vote against the budget. The Boards scheduled voting time would preclude members whose work schedule or personal issues fell during the 2 hours and 20 minutes. Accordingly, there would be no meeting regarding the proposed budget at which a vote would be taken in this manner; they wouldn't have to answer any questions that members who were present wished to have answered, explained and or clarified Enclosed you will find a flyer I passed out to encourage the members to get out the vote. However due to the short time, approximately 180 flyers were distributed. Our monthly carrying charges went up in January based on the vote; which increases for the most part when this particular sits on the Board as President.**

**WITH REGARD TO TRANSPARANCY;** The Stonybrook Garden Co-operative Board of Directors on Nov.19, 2013 at its Regular Monthly Board Meeting and Executive sessions minutes as approved were made available to the membership two days after approved at the Dec 18, 2013 (4 weeks after the meeting); which supports an items taken up in Executive session relates to a Members Correspondence which apparently is a request made by my adjoining unit at 48 Vought PL. Items such as this are normally discussed in the open session of the Regular meeting under "Members Requests" which failed to appear on Agenda for the open session 10 days prior to the meeting. It can reasonably presume it was shooed in on November 19, 2013 as a favor to violate membership rights to be notified by letter regarding a request and to respond back in writing as to agreement or disagree to the 6ft bamboo fence being put up to divide the front yard, which our regulations do not allow. In my opinion such action gives the board a feeling of more control and/or power and they very often make up rules or change rules and or by laws as they go along. I would like to see fines levied against Co-Operative, Board of Directors who fail to be transparent, failure to follow Rules and Regulations and or By-Laws, and for failure to provide its members in a timely manner minutes of the Monthly minutes relating to the month the meeting is held.

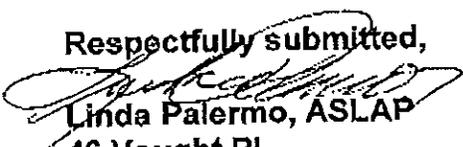
**WITH REGARD TO SEC. 4 INCREASED FINES FOR WORKING WITHOUT A LICENSE**  
Severely years ago when CCOC was under its original founder the issue of Office Managers having to go school to be licensed as such; it was alleged someone called Hartford, (whom I do not know) inquiring if our office manager who they considered an employee, was required to have schooling and get a license to act as a property manager. As of this writing we do not have a property manager, but an office manager who doesn't require he hold a license.

**WITH REGARD TO 47-244(a)** This "badly written legislation **MUST** be amended because it breaches, a contract known as an Occupancy Agreement entered into between the Corporation, Association or the likeness thereof with the Member and beyond that it denies individual "rights" afforded and specific various "services" they are entitled to in the Occupancy Agreement a Contract. .

Wherefore, it is my contention that the legislature must amend section of badly written legislation as it relates to Cooperatives and or create a law that allows Cooperative to opt out of the Common Interest Ownership Act on the bases disclosure was not made in 1983 as to the true intent of the Act.

Thank you.

Respectfully submitted,

  
Linda Palermo, ASLAP

46 Vought PL

Stratford, CT 06614