

CONNECTICUT GENERAL ASSEMBLY
2014 SESSION

TESTIMONY OF J. Terry Sullivan
JUDICIARY COMMITTEE
ON PROPOSED BILL 457 "AN ACT CONCERNING REVISIONS TO
THE COMMON INTEREST OWNERSHIP ACT"

My name is Terry Sullivan. I am a resident of Heritage Village in Southbury. I am Vice President of the Heritage Village Master Association and a Trustee for Condominium 12 of the twenty-four Member Condominiums that make up Heritage Village.

Heritage Village is a community of twenty-four Member Condominiums managed by a single Master Association. It is also the largest and one of the oldest community associations in the State of Connecticut. As such, Heritage Village is often singled out by size or year of organization for alternative legislation that may or may not be of interest or have effect on other community associations in Connecticut.

I am generally in favor of Raised Bill 457 because it corrects an oversight in Section 6. Subsection (a) of section 47-17a of the 2014 supplement to the general statute, specifically (B) (vii) which now includes Heritage Village along with all the other communities in Connecticut.

While I support 457, there are two places where I believe a slight change in language would allow for the objective of the language to be changed without burdening large associations such as Heritage Village.

The requirement for roll call votes on EVERY final vote creates a real problem for us. We understand that the purpose of the amendment is to allow unit owners to know which way each executive board member votes. We think that is important for unit owners to have that knowledge. We have a twenty-four member executive board. When the final vote comes up very often from the discussion it is clear that a majority of members are in favor of or opposed to the issue under discussion. A roll call of twenty-four trustees is time consuming. A show of hands with the names of the votes on each side of the issue recorded achieves the same purpose.

I would suggest that the language be changed to require that the names of the members voting yea and the members voting nay and be recorded in the minutes is sufficient. Let the executive board determine how the names are recorded. A roll call vote is not required to do that.

The other area that concerns me is the language in 47-252 (a) (16). The professional credentials of the auditor does not really add information on the audit. A simple name, title (CPA) and address would provide the information needed by the buyer.

Thank you. I hope you will give thought to the above language changes and pass the bill with those changes.