

Testimony of David Kelman
In FAVOR of SB457
For Judiciary Committee Public Hearing
March 24, 2014

Dear Members of the Judiciary Committee:

I reside in a condo in West Hartford, am a former condo association board member, a long-time volunteer for the State of Connecticut Attorney General's Office Consumer Assistance Unit, and Founder and Chairman Emeritus of the Connecticut Condo Owners Coalition.

I support Senate Bill 457, An Act Concerning Revisions to the Common Interest Ownership Act.

Taking a roll-call vote and publishing the results of such roll-call in the minutes of the meeting will surely help increase transparency. This is greatly needed. Presently, my condo association does not record how each board member votes so owners are blind to how each director votes.

I suggest adding language to the bill requiring that all minutes of meetings of the association, including owners meetings, board meetings and committee meetings, be distributed by email to unit owners free of charge within two weeks of meetings to those association member who opt in to receive such email communication.

I agree that with requiring a statement disclosing whether the association audits its financial records and if so, the date on which the association's financial records were most recently audited and the name and professional credentials of the person or entity performing such audit. I feel it would be helpful and more transparent if associations were required to have the auditor participate in the association's annual owners meetings to address unit owner questions should they arise.

I urge all Committee members to vote in FAVOR of SB457.

Thank you for your kind attention to this very important matter.

Respectfully,

David Kelman
West Hartford, CT

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