

**TESTIMONY IN OPPOSITION OF RAISED BILL No. 7031 - AN ACT
CONCERNING THE ESTABLISHMENT OF A PILOT PROGRAM FOR THE
MEDIATION OF CONDOMINIUM-RELATED DISPUTES**

March 25, 2015

Good afternoon Senator Coleman, Representative Tong, Senator Doyle, Representative Fox, Senator Kissel, Representative Rebimbas and members of the Judiciary Committee. Thank you for the opportunity to provide testimony on behalf of Imagineers, LLC (“Imagineers”).

I am Karl Kuegler, Jr. of Imagineers, LLC where I serve as the Director of Property Management for our common interest community management division. From our offices located in Hartford and Seymour, we serve about 200 Connecticut common interest communities comprising about 18,000 homes. Imagineers is registered with the Department of Consumer Protection as a Community Association Manager holding registration number 0001 and has been serving Connecticut common interest communities for 34 years. I have over 25 years of experience in common interest community management and hold designations as a Certified Manager of Community Associations and as an Association Management Specialist from the National Board of Certification for Community Association Managers. Imagineers is a member of the Connecticut Chapter of Community Associations Institute. I serve on the organization’s Legislative Action Committee as its vice chair and chair the organization’s annual state educational conference.

Imagineers believes that the disputes between unit owners and their associations represent a very small percentage of the owners in common interest communities. The sweeping changes of the Condominium Ownership Act passed by this legislative body in the 2009 legislative session dramatically increased transparency, redefined how association board make decisions and made it much easier for board members not representing the best interests of their community to be removed. Through increased education and awareness to unit owners of the laws that already exist, unit owners will be better equipped to effect changes in their communities and ensure that their rights as homeowners are being upheld. In those instances where disputes continue, we share the view of Connecticut’s Chapter of Community Associations Institute that a form of alternative dispute resolution would be the preferred method. In order for the state to implement a program, there needs to be some way of ensuring that those presiding over the hearings have a thorough understanding of the various statutes that impact common interest communities. Having this understanding will be critical in helping both sides to understand where fault may exist in their respective arguments and in so doing help guide the parties to a decision that is fair to both. We have reservations with the program as proposed and believe it would not meet the needs of the unit owners and associations in our state.

For the reasons stated above, we are in opposition of Raised Bill No. 7031 - An Act Concerning the Establishment of a Pilot Program for the Mediation of Condominium-Related Disputes.