

# Judiciary Committee JOINT FAVORABLE REPORT

**Bill No.:** HB-6538

AN ACT MAKING REVISIONS TO THE COMMON INTEREST OWNERSHIP

**Title:** ACT.

**Vote Date:** 3/29/2021

**Vote Action:** Joint Favorable

**PH Date:** 3/12/2021

**File No.:** 473

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## **SPONSORS OF BILL:**

The Judiciary Committee

## **REASONS FOR BILL:**

This legislation would modify the common interest ownership act by allowing electronic voting for meetings held by unit owners, hold meetings in person or electronically, publishing records physically or electronically, extending holding the notice from five days to thirty days of any requests of records made by unit owners or the owner's authorized agent, removing the requirement for sending notices via certified mail.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

None offered.

## **NATURE AND SOURCES OF SUPPORT:**

Connecticut Fair Housing Center, supports this bill stating an influx of investors in condominium associations. It is stated that it would give unit owners access to necessary records and afford a measure of protection.

CAI-CT, Chapter Executive Director, Kim K. V. McClain; supports this bill stating that it will modernize the operation of community associations and bring transparency to the issue. It is stated that allowing members to attend meetings virtually and vote electronically brings a significant increase in unit owner participation and allows information to easily be accessible by participants. It is also stated that it will allow proper notice under the change of time in notice and hearing communications.

CMCA, Senior Vice President, Richard Wechter, supports this bill stating that it will promote greater transparency and efficiency in the operation of common interest communities. He attributes virtual meetings to larger participation of unit owners, allows electronic voting by unit owners to be consistent with electronic meetings and eliminates the need to send certified mail notices for notice and hearing communications.

Imagineers LLC, Attorney, Karl Kuegler Jr.; supports this bill stating that the only reason Community Associations had the ability to continue conducting business is because of the Executive Orders issued by the Governor. It is stated that the intent to hold meetings virtually does not require but simply to permit an alternative method of meeting. It is also stated that associations have been able to prove the effectiveness of this proposal and requests codifying this legislation.

Ackerly & Ward, Attorney, William Ward, Esq.; supports this bill stating that it raises participation and helps meet quorum requirements. Is stated that virtual voting is a safe, reliable, verifiable, secure way to vote and store records, economically reduces storage and supply costs, and Connecticut follows 20 states that permit electronic voting for associations. This process reduces potential coercion by unit owners to solicit proxies.

#### **NATURE AND SOURCES OF OPPOSITION:**

None offered.

**Reported by: Zoë Gluck**

**Date: 04/05/2021**