

**HB-850**

Submitted on: 2/18/2025 3:55:45 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mark McKellar	Law Offices of Mark K. McKellar, LLC	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

I SUPPORT H.B. No. 850.

This is a much needed bill. It offers clarification and guidance on issues that have arisen regarding electronic meetings, electronic voting, and mail voting. Without limitation, it will:

1. Empower a condominium board to authorize electronic voting at any in-person meeting without having to obtain prior owner approval.
2. Clarify that, subject to the approval requirements or conditions set forth in subsection (e), the board may authorize electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting for any and all association business including, without limitation, the adoption of amendments of the declaration and bylaws, and the adoption of motions and resolutions.
3. Clarify that the termination or expiration of a state of emergency shall not be grounds for invalidating any action taken at an electronic meeting that was noticed, or any action taken via electronic voting or mail voting without a meeting that was commenced, while a state of emergency was in effect.

4. Change the reference to "special meeting rule" to "special rule of order" for consistency with terminology used in the most current edition of Robert's Rules of Order Newly Revised.

5. Eliminate the requirement that action be taking within sixty days. It provides that the board may establish deadlines for voting, but clarifies that any deadline for voting or written consent established by chapter 514B or the declaration or bylaws shall control.

6. Clarify that proxies may not be used for voting conducted without a meeting. This is consistent with HRS Section 514B-123(f) which provides that a proxy shall only be valid for the meeting to which the proxy pertains and its adjournments.

7. Modify the definition of mail voting and add a definition of electronic voting.

H.B. No. 850 will also serve to address issues related to cumulative voting. It deletes the reference to "nominees" and replaces it with a reference to "candidates." It then defines the term "candidate" to include a nominee or write-in candidate. This is consistent with the most current edition of Robert's Rules of Order Newly Revised which expressly allows for write-in candidates in elections.

I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

Mark McKellar

HAWAII LEGISLATIVE  
ACTION COMMITTEE

  
**community**  
ASSOCIATIONS INSTITUTE

P.O. Box 976  
Honolulu, Hawaii 96808

February 18, 2025

Honorable Scot Z. Matayoshi  
Honorable Cory M. Chun  
Committee on Consumer Protection  
415 South Beretania Street  
Honolulu, HI 96813

**HB850 SUPPORT**

Dear Committee,

My name is Richard Emery, and I am submitting this authorized testimony in support on behalf of the Community Associations Institute. On a personal note, I am a thirty-year condominium industry veteran.

The basis for this Bill is to allow Associations to make voting more accessible and properly controlled for condominium owners. The Bill proposes reasonable rules and standards for electronic voting.

CAI supports HB850.

Very truly yours,

Richard Emery  
On behalf of CAI

**HB-850**

Submitted on: 2/18/2025 5:28:29 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Idor Harris	Honolulu Tower	Oppose	Written Testimony Only

Comments:

Honolulu Tower is a 396 unit condominium located at Beretania and Maunakea Streets on the edge of Chinatown. The Honolulu Tower Association of Apartment Owners Board of Directors has discussed electronic voting in the past and is on record as opposed to this procedure and urges you to delete all language relating to electronic voting.

Many of our members are uneducated in the use of smart phones, tablets, computers, etc. This provision will disenfranchise them. This is their home. The unit is a financial investment for them.

The board is also opposed to requiring voting by mail and asks you to delete all references to requiring voting by mail with paper ballots to be mailed out before any annual or periodic election of board members. It should be optional as each organization has its own needs. What works for us may not work for a condo across the street. Our owners are used to candidates being nominated from the floor. That will not happen with voting by mail. In 2021 and 2023 candidates nominated from the floor were elected to the board.

However, the board supports language that clarifies that in condo elections cumulative voting rights apply to all candidates. Cumulative voting is permitted in our governing documents,

Idor Harris, Resident Manager

**HB-850**

Submitted on: 2/18/2025 7:57:59 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Mike Golojuch, Sr.	Palehua Townhouse Association	Support	Written Testimony Only

Comments:

Our association supports HB850. Please pass this bill.

Mike Golojuch, Sr., President, Palehua Townhouse Association



**HAWAII STATE ASSOCIATION OF PARLIAMENTARIANS  
LEGISLATIVE COMMITTEE  
P. O. Box 29213  
HONOLULU, HAWAII 96820-1613  
E-MAIL: [STEVEGHI@GMAIL.COM](mailto:STEVEGHI@GMAIL.COM)**

February 19, 2025

Honorable Rep. Scot Z. Matayoshi, Chair  
Honorable Rep. Cory M. Chun, Vice-Chair  
House Committee on Consumer Protection and Commerce (CPC)  
Hawaii State Capitol, Room 329  
415 South Beretania Street  
Honolulu, HI 96813

**RE: Testimony in SUPPORT OF HB850; Hearing Date: February 20, 2025 at 2:00 p.m.; sent via Internet**

Dear Chair Scot Z. Matayoshi, Vice-Chair Cory M. Chun, and Committee Members:

Thank you for the opportunity to provide testimony on this bill. The Hawaii State Association of Parliamentarians ("HSAP") has been providing professional parliamentary expertise to Hawaii since 1964.

I am the chair of the HSAP Legislative Committee. I'm also an experienced Professional Registered Parliamentarian who has worked with condominium and community associations every year since I began my parliamentary practice in 1983 (more than 2,000 meetings in 40 years). I was also a member of the Blue Ribbon Recodification Advisory Committee that presented the recodification of Chapter 514B to the legislature in 2004.

This testimony is provided as part of HSAP's effort to assist the community based upon our collective experiences with the bylaws and meetings of numerous condominiums, cooperatives, and planned community associations.

This testimony is presented in SUPPORT OF HB850.

We concur and join with Anne Anderson, Esq. who has assisted in drafting the wording for this proposed bill.

**Summary of Bill:**

The bill proposes to:

1. clarify and address issues related to electronic meetings, electronic voting at a meeting, electronic voting outside of a meeting, and mail voting; and
2. clarify cumulative voting requirements for condominium association meetings.

We believe the bill would be more understandable if described as:

- 3 components in Section 1 (HRS §514B-121 relating to Association meetings), and
- 1 component in Section 2 (HRS §514B-124.5 relating to cumulative voting),

including direct references to HB850 by page and line numbers.

**SECTION 1** (Proposed changes to HRS §514B-121)

**In-person meeting:**

Electronic voting may be authorized by the Board at an in-person meeting [page 3, lines 4-8]. Note that electronic voting is optional.

**Other types of association meetings or voting without a meeting may be authorized by the Board** [page 3, lines 9-16]:

1. During a state of emergency or local state of emergency, declared pursuant to Chapter 127A or if the action was noticed during the emergency [page 3, line 17-page 4, line 7];
2. When approved by the owners through adoption of a special rule of order at an association meeting [page 4, lines 15-18];
3. When approved between 3 and 18 months in advance by written consent of a majority of unit owners or majority vote at an association meeting [page 4, line 19-page 5, line 3]; or
4. Whenever otherwise authorized by Chapter 514B or in an association's declaration or bylaws [page 5, lines 4-5].

**We note that the authorization by the Board is subject to owner approval for any decision making done without a meeting except for a declared emergency, or when permitted by statute or in the association's declaration or bylaws.**

**Other rules:**

1. Voting done without a meeting must start and end on established dates, provided that the deadline must comply with any applicable deadline established by Chapter 514B, the declaration, or bylaws [page 5, lines 9-14]; and
2. Proxies may not be used for any voting conducted without a meeting of the association [page 5, lines 15-16].

**SECTION 2** (Proposed changes to HRS §514B-124.5)

This section matches 2024 HB 2316 HD1 SD1 which was referred to conference committee last year. It had unanimous support in the House and near unanimous support in the Senate (19 in favor and 1 one individual in opposition).

Reference (2024):

[https://www.capitol.hawaii.gov/session/archives/measure\\_indiv\\_Archives.aspx?billtype=HB&billnumber=2316&year=2024](https://www.capitol.hawaii.gov/session/archives/measure_indiv_Archives.aspx?billtype=HB&billnumber=2316&year=2024)

This measure clarifies the cumulative voting requirements for condominium association meetings. Specifically, this measure clarifies that:

1. In condominium elections, cumulative voting rights apply to all candidates regardless of whether they are nominated; and
2. Individual votes are used in cumulative voting.

**SUMMARY**

We request that HB850 be approved by the Committee. It is a good bill and greatly improves the current statutes which need to be updated to manage and accommodate new technology.

If you require any additional information, your call is most welcome. I may be contacted via phone: 423-6766 or through e-mail: [Steveghi@Gmail.com](mailto:Steveghi@Gmail.com). Thank you for the opportunity to present this testimony.

Sincerely,

*Steve Glanstein*

Steve Glanstein, Professional Registered Parliamentarian  
Chair, HSAP Legislative Committee

**HB-850**

Submitted on: 2/19/2025 12:04:33 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Rachel Glanstein	AOAO Lakeview Sands	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

I SUPPORT H.B. No. 850.

This is a much needed bill. It offers clarification and guidance on issues that have arisen regarding electronic meetings, electronic voting, and mail voting. Without limitation, it will:

1. Empower a condominium board to authorize electronic voting at any in-person meeting without having to obtain prior owner approval. This is **normal** since it's the board's direction to the managing agent as to how ballots are provided at an association meeting.
2. Clarify that, subject to the **ownership** approval requirements or conditions set forth in subsection (e), the board may authorize electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting for any and all association business including, without limitation, the adoption of amendments of the declaration and bylaws, and the adoption of motions and resolutions.
3. Clarify that the termination or expiration of a state of emergency shall not be grounds for invalidating any action taken at an electronic meeting that was noticed, or any action taken via electronic voting or mail voting without a meeting that was commenced, while a state of emergency was in effect.

4. Change the reference to "special meeting rule" to "special rule of order" for consistency with terminology used in the most current edition of Robert's Rules of Order Newly Revised.
  
5. Eliminate the requirement that action be taken within sixty days. It provides that the board may establish deadlines for voting, but clarifies that any deadline for voting or written consent established by chapter 514B or the declaration or bylaws shall control.
  
6. Clarify that proxies may not be used for voting conducted without a meeting. This is consistent with HRS Section 514B-123(f) which provides that a proxy shall only be valid for the meeting to which the proxy pertains and its adjournments.
  
7. Modify the definition of mail voting and add a definition of electronic voting.

H.B. No. 850 will also serve to address issues related to cumulative voting. It deletes the reference to "nominees" and replaces it with a reference to "candidates." It then defines the term "candidate" to include a nominee or write-in candidate. This is consistent with the most current edition of Robert's Rules of Order Newly Revised which expressly allows for write-in candidates in elections.

I strongly urge the Committee to vote in favor of H.B. No 850.

Mahalo!

Rachel Glanstein

**HB-850**

Submitted on: 2/19/2025 1:22:12 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Jane Sugimura	Hawaii Council of Community Associations	Support	Written Testimony Only

Comments:

Hb850 will address some issues for the Condo community and their boards.

First we would like to suggest an added amendment to the bill to include:

"if a meeting is to be held electronically, in person or a combination of both in person and electronically, the meeting notice be posted electronically an emailed to all owners and on site (HRS 514b - 121(c))".

Rationale for posting electronically and emailed: Not all owners have accounts set up on a condo assn's electronic communication platform such as TownSquare or Condo Control. Currently, there are some Condo's that do email blasts out to their owners and it has been helpful to the Association as a means of better communication.

This will encourage owner participation for those condo's that have a large amount of absentee owners that live elsewhere around the world.

-Changes "special meeting rule" to "special rule of order" to be consistant with Roberts Rules of Order Newly Revised.

-Deletes the reference to "nominees" to be replaced with "candidates" with the definition to be consistant with Roberts Rule of Order Newly revised and most current edition.

-Consistency regarding proxies to match with HRS 514B - 123(f) which proxies are only valid for the meeting to which it pertains and its adjournments.

-Allows for Voting deadlines.

Thank you for this opportunity to submit testimony.

Jane Sugimura, President

Hawaii Council of Community Associations

**HB-850**

Submitted on: 2/19/2025 1:51:25 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kanani Kaopua	Hawaiian Properties, Ltd.	Support	Written Testimony Only

Comments:

Aloha Chair Matayoshi:

This email serves as written testimony in SUPPORT of this bill.

This bill aims to improve clarity in the electronic voting process and address a flaw in the cumulative voting procedure, ensuring smoother and more transparent elections for community associations.

As you know, voting procedures can often be complex, and HB 850 seeks to simplify the process while maintaining fairness and integrity. By refining these provisions, we can help association boards and homeowners navigate elections more effectively.

Mahalo,

**Kanani Kaopua, PCAM®**

Senior Vice President

Phone: 808-539-9501

E-mail: [kananik@hawaiianprop.com](mailto:kananik@hawaiianprop.com)

Front Desk: 808-539-9777





# HAWAIIANA

Hawaiiana Management Company, Ltd.  
Pacific Park Plaza, Suite 700  
711 Kapiolani Boulevard  
Honolulu, Hawaii 96813  
Tel: (808) 593-9100  
Fax: (808) 593-6333



February 19, 2025

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

**I SUPPORT H.B. No. 850.**

This is a much needed bill. It offers clarification and guidance on issues that have arisen regarding electronic meetings, electronic voting, and mail voting. Without limitation, it will:

1. Empower a condominium board to authorize electronic voting at any in-person meeting without having to obtain prior owner approval.
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I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

Jon McKenna, President  
Hawaiiana Management Company, Ltd.

**HB-850**

Submitted on: 2/18/2025 3:12:24 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joy Schoenecker	Individual	Comments	Written Testimony Only

Comments:

I strongly oppose this Bill! . Owners are skready confused on the voting methods . Do not add another component !

**HB-850**

Submitted on: 2/18/2025 3:36:09 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Michael Targgart	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

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I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

michael Targgart

**HB-850**

Submitted on: 2/18/2025 3:36:12 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anne Anderson	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

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I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

Anne Anderson

**HB-850**

Submitted on: 2/18/2025 4:22:09 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
John Toalson	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

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I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

John Toalson

**HB-850**

Submitted on: 2/18/2025 4:42:42 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
mary freeman	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

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I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

Mary Freeman

Ewa Beach



**HB-850**

Submitted on: 2/18/2025 5:25:37 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
lynne matusow	Individual	Oppose	Written Testimony Only

Comments:

In good faith, I can only support that section of this bill that deals with cumulative voting. I live in a high rise condo, am an owner, am on its board, and cumulative voting is a feature of our annual meeting elections.

Electronic voting scares me. I do not believe it is safe. Hacking happens all the time. Look at what happened to United Health where many businesses were locked out of its system, including access to records, finances, etc. I would not participate in such a scheme and if it is the only option I would be disenfranchised. Recently an owner complained to me about Safeway and its digital coupons. He wanted to buy something that was a digital coupon only, was told that by the cashier, and said he did not know how to use it. Imagine telling an owner that he or she cannot vote if they don't do it electronically. As you all know, if you do not use it, you will lose it. Training someone to do a task for a once a year event means they don't remember what to do from year to year. You need to stop this idiocy in its tracks or permit a combination of electronic voting and voting in person with a paper ballot.

When we did not have statewide voting by mail, many people walked into voter service centers and refused to use the computer version and demanded paper ballots.

Mail voting is another peril. It denies owners from attending a meeting and being nominated from the floor. This is how we do it and often non incumbents nominated from the floor are elected. We need this option. My condo is large, has nine board members, and there are years we cannot find people to serve on the board. Having people nominated from the floor helps, sometimes it is the only way to fill the open seats. To make it mandatory is not pono. As we know, thousands line up at the voter service centers on election day to cast a ballot. They don't trust the mail.

Condo owners need options. They should not be told this is the only way you can vote, What works well in some organizations fails badly in others.

**HB-850**

Submitted on: 2/18/2025 6:06:48 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Joe M Taylor	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

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  1. Empower a condominium board to authorize electronic voting at any in-person meeting without having to obtain prior owner approval.
  1. Clarify that, subject to the approval requirements or conditions set forth in subsection (e), the board may authorize electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting for any and all association business including, without limitation, the adoption of amendments of the declaration and bylaws, and the adoption of motions and resolutions.
  1. Clarify that the termination or expiration of a state of emergency shall not be grounds for invalidating any action taken at an electronic meeting that was noticed, or any action taken via electronic voting or mail voting without a meeting that was commenced, while a state of emergency was in effect.

1. Change the reference to "special meeting rule" to "special rule of order" for consistency with terminology used in the most current edition of Robert's Rules of Order Newly Revised.
  
1. Eliminate the requirement that action be taking within sixty days. It provides that the board may establish deadlines for voting, but clarifies that any deadline for voting or written consent established by chapter 514B or the declaration or bylaws shall control.
  
1. Clarify that proxies may not be used for voting conducted without a meeting. This is consistent with HRS Section 514B-123(f) which provides that a proxy shall only be valid for the meeting to which the proxy pertains and its adjournments.
  
1. Modify the definition of mail voting and add a definition of electronic voting.
  
1. No. 850 will also serve to address issues related to cumulative voting. It deletes the reference to "nominees" and replaces it with a reference to "candidates." It then defines the term "candidate" to include a nominee or write-in candidate. This is consistent with the most current edition of Robert's Rules of Order Newly Revised which expressly allows for write-in candidates in elections.

I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

Jmt

**HB-850**

Submitted on: 2/18/2025 9:28:06 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kate Paine	Individual	Support	Written Testimony Only

Comments:

Need rules that allow for updated communication btwn Board and condo owners

**HB-850**

Submitted on: 2/18/2025 10:28:30 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Julie Wassel	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

I SUPPORT H.B. No. 850.

This is a much needed bill. It offers clarification and guidance on issues that have arisen regarding electronic meetings, electronic voting, and mail voting. Without limitation, it will:

1. Empower a condominium board to authorize electronic voting at any in-person meeting without having to obtain prior owner approval.
2. Clarify that, subject to the approval requirements or conditions set forth in subsection (e), the board may authorize electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting for any and all association business including, without limitation, the adoption of amendments of the declaration and bylaws, and the adoption of motions and resolutions.
3. Clarify that the termination or expiration of a state of emergency shall not be grounds for invalidating any action taken at an electronic meeting that was noticed, or any action taken via electronic voting or mail voting without a meeting that was commenced, while a state of emergency was in effect.

4. Change the reference to "special meeting rule" to "special rule of order" for consistency with terminology used in the most current edition of Robert's Rules of Order Newly Revised.
  
5. Eliminate the requirement that action be taking within sixty days. It provides that the board may establish deadlines for voting, but clarifies that any deadline for voting or written consent established by chapter 514B or the declaration or bylaws shall control.
  
6. Clarify that proxies may not be used for voting conducted without a meeting. This is consistent with HRS Section 514B-123(f) which provides that a proxy shall only be valid for the meeting to which the proxy pertains and its adjournments.
  
7. Modify the definition of mail voting and add a definition of electronic voting.

H.B. No. 850 will also serve to address issues related to cumulative voting. It deletes the reference to "nominees" and replaces it with a reference to "candidates." It then defines the term "candidate" to include a nominee or write-in candidate. This is consistent with the most current edition of Robert's Rules of Order Newly Revised which expressly allows for write-in candidates in elections.

I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

Julie Wassel

**HB-850**

Submitted on: 2/19/2025 7:26:37 AM

Testimony for CPC on 2/20/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jessica Herzog	Individual	Support	Written Testimony Only

Comments:

**Testimony in Support [with Amendment] of HB850 – Electronic Voting**

Aloha Honorable Members of the Committee,

My name is Jessica Herzog, and I am a condominium owner at Makaha Surfside. I appreciate the challenges you face in shaping legislation, and I ask you to address this bill from the perspective of those it is meant to serve—Hawaii’s condominium owners. This is crucial, as our interests often differ from those of management companies or boards that may prefer to expediently fulfill their responsibilities without due regard for owner needs.

As someone who resides in a complex with a high percentage of non-owner occupied units, I support HB850, which aims to enhance the ability of condominium associations to utilize electronic voting and mail voting methods. However, I must emphasize a critical shortfall in the current proposal related to notification requirements for board meetings and other important association matters.

**Current Gaps in Notification Requirements:** As per the existing Hawaii Revised Statutes, notices of all board meetings must be posted in a prominent location within the project at least 72 hours before the meeting, or simultaneously with notice to the board. HRS § 514B-125(e). However, this method does not adequately serve complexes like ours at Makaha Surfside, where less than 20% of the owners reside on-site. The majority of owners, who are non-residents, often remain uninformed about crucial decisions impacting their investment and community due to the lack of mandatory electronic or mailed notifications.

**Proposed Enhancements to HB850:** To truly modernize the communication within condominium communities and ensure all owners, regardless of their primary residence, are kept informed and involved in the governance of their properties, I propose the following amendment to HB850:

- **Mandatory Electronic Notices:** Amend HB850 to require that all notices of meetings, as well as important communications from the association, be sent electronically to an email address provided by the unit owner, in addition to the current methods stipulated by HRS §514B-125.
- **Rationale:** The shift towards electronic notifications and voting options is not just about convenience but a necessary adaptation to the realities of modern property ownership

where many owners are not local to their properties. It allows for greater transparency, higher engagement, and more informed decision-making, which are the cornerstones of effective community management.

By supporting this additional amendment, we can ensure that all condominium owners, whether they live on-site or thousands of miles away, have equal access to information and an equal voice in the management of their property. This is about ensuring fairness and democratic participation in our communities, which the law does not currently support.

Thank you for considering this critical enhancement to HB850, which would bring much-needed reform to the way condominium associations communicate and operate, aligning them more closely with the realities of today's diverse ownership structures.

Respectfully,

Jessica Herzog

Condo Owner, Makaha Surfside  
mssc403@gmail.com  
707.340.5786  
[www.leewardrepair.com/condo](http://www.leewardrepair.com/condo)

**HB-850**

Submitted on: 2/19/2025 8:15:42 AM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Paul A. Ireland Koftinow	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

I SUPPORT H.B. No. 850.

This is a much needed bill. It offers clarification and guidance on issues that have arisen regarding electronic meetings, electronic voting, and mail voting. Without limitation, it will:

1. Empower a condominium board to authorize electronic voting at any in-person meeting without having to obtain prior owner approval.
2. Clarify that, subject to the approval requirements or conditions set forth in subsection (e), the board may authorize electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting for any and all association business including, without limitation, the adoption of amendments of the declaration and bylaws, and the adoption of motions and resolutions.
3. Clarify that the termination or expiration of a state of emergency shall not be grounds for invalidating any action taken at an electronic meeting that was noticed, or any action taken via electronic voting or mail voting without a meeting that was commenced, while a state of emergency was in effect.
4. Change the reference to "special meeting rule" to "special rule of order" for consistency with terminology used in the most current edition of Robert's Rules of Order Newly Revised.
5. Eliminate the requirement that action be taking within sixty days. It provides that the board may establish deadlines for voting, but clarifies that any deadline for voting or written consent established by chapter 514B or the declaration or bylaws shall control.
6. Clarify that proxies may not be used for voting conducted without a meeting. This is consistent with HRS Section 514B-123(f) which provides that a proxy shall only be valid for the meeting to which the proxy pertains and its adjournments.
7. Modify the definition of mail voting and add a definition of electronic voting.

H.B. No. 850 will also serve to address issues related to cumulative voting. It deletes the reference to "nominees" and replaces it with a reference to "candidates." It then defines the term "candidate" to include a nominee or write-in candidate. This is consistent with the most current edition of Robert's Rules of Order Newly Revised which expressly allows for write-in candidates in elections.

I urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

Paul A. Ireland Koftinow

**HB-850**

Submitted on: 2/19/2025 8:18:23 AM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Kim Billon	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

I SUPPORT H.B. No. 850.

1. is a much needed bill. It offers clarification and guidance on issues that have arisen regarding electronic meetings, electronic voting, and mail voting. Without limitation, it will:
  1. Empower a condominium board to authorize electronic voting at any in-person meeting without having to obtain prior owner approval.
  1. Clarify that, subject to the approval requirements or conditions set forth in subsection (e), the board may authorize electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting for any and all association business including, without limitation, the adoption of amendments of the declaration and bylaws, and the adoption of motions and resolutions.
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I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

KIM BILLON

**HB-850**

Submitted on: 2/19/2025 8:39:58 AM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
christine morrison	Individual	Support	Written Testimony Only

Comments:

[2024 Sen Hashimoto.pdf](#)

**HB-850**

Submitted on: 2/19/2025 9:37:21 AM

Testimony for CPC on 2/20/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Lou Salter	Individual	Support	Written Testimony Only

Comments:

Aloha Legislators, Charis and Members of the Committee,

My name is Lou Salter, a retired individual who proudly owns a condominium in Waianae. While I do not currently reside on the island full-time, my heart and my investment are deeply connected to this community. Today, I write to express my strong support for HB850, emphasizing the urgent need for reforms that will ensure all condominium owners, especially those of us who are off-island, are adequately represented and able to participate in our associations.

**Disenfranchisement of Off-Island Owners:** Currently, the statutory requirement under HRS §514B-125 mandates that notices of all board meetings be posted physically on the property. This method severely disadvantages those of us who live elsewhere and cannot regularly visit the property. We are often left out of critical discussions and decisions that have a direct impact on our investments and the quality of life for those in residence.

**Critical Need for Electronic Communications:** HB850 proposes to allow electronic and mail voting for condominium associations, which is a commendable step forward. However, it does not go far enough in addressing the communication gaps that disenfranchise so many owners. **I propose that HB850 be amended to mandate that all meeting notices and significant communications from the association be required to be sent electronically to an email address provided by each unit owner.** This change would ensure that all owners, regardless of their geographic location, receive timely and accessible information about their property.

**The Importance of Remote Participation:** Remote participation in meetings via modern communication tools such as video conferencing should also be facilitated to allow off-island owners like myself to be more actively involved in the governance of our properties. This not only promotes transparency and inclusivity but also enriches the decision-making process with broader participation.

**Proposed Enhancements to HB850:**

**Mandatory Electronic Notices:** This amendment would ensure every owner is informed and can participate in the governance process, enhancing the democratic nature of association decision-making.

The ability to effectively manage and participate in our condominium communities should not be hindered by our physical location. By supporting and amending HB850 to include these critical provisions, we can ensure a more equitable, transparent, and active involvement of all condominium owners in Hawaii. This is not just a matter of convenience but a fundamental aspect of fairness and equity in how we manage our shared investments.

Thank you for your time and consideration. I urge you to amend and support HB850 to reflect these necessary changes for the betterment of all Hawaii's condominium communities.

Sincerely,

Lou Salter  
Condo Owner, Waianae

**HB-850**

Submitted on: 2/19/2025 9:44:56 AM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Lance S. Fujisaki	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

I SUPPORT H.B. No. 850.

This is a much needed bill. It offers clarification and guidance on issues that have arisen regarding electronic meetings, electronic voting, and mail voting. Without limitation, it will:

1. Empower a condominium board to authorize electronic voting at any in-person meeting without having to obtain prior owner approval.
2. Clarify that, subject to the approval requirements or conditions set forth in subsection (e), the board may authorize electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting for any and all association business including, without limitation, the adoption of amendments of the declaration and bylaws, and the adoption of motions and resolutions.
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4. Change the reference to "special meeting rule" to "special rule of order" for consistency with terminology used in the most current edition of Robert's Rules of Order Newly Revised.
5. Eliminate the requirement that action be taking within sixty days. It provides that the board may establish deadlines for voting, but clarifies that any deadline for voting or written consent established by chapter 514B or the declaration or bylaws shall control.
6. Clarify that proxies may not be used for voting conducted without a meeting. This is consistent with HRS Section 514B-123(f) which provides that a proxy shall only be valid for the meeting to which the proxy pertains and its adjournments.
7. Modify the definition of mail voting and add a definition of electronic voting.

H.B. No. 850 will also serve to address issues related to cumulative voting. It deletes the reference to "nominees" and replaces it with a reference to "candidates." It then defines the term "candidate" to include a nominee or write-in candidate. This is consistent with the most current edition of Robert's Rules of Order Newly Revised which expressly allows for write-in candidates in elections.

I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,  
Lance Fujisaki

**HB-850**

Submitted on: 2/19/2025 9:47:10 AM

Testimony for CPC on 2/20/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Kitrick Kelly	Individual	Support	Written Testimony Only

Comments:

Aloha Committee Members,

My name is Kitrick Kelly, and I have been reaching out to all Hawaii's legislators this session representing over 30 other individuals. We ask that you hear the concerns of condominium owners like us, but who don't know how nor have the time to reach you personally. I am here to express my strong support for HB850, which seeks to modernize the voting and notification processes within our condominium communities. As a disabled veteran who has served to protect the values of democracy and fairness, I find it crucial that these principles are upheld in the management of our condominiums.

**Exclusion of Off-Site Owners:** In our complex, a significant number of unit owners reside off-island or are frequently away due to various commitments. The current requirement to post meeting notices physically on the property effectively excludes these owners from participating in key decisions that impact them. This practice not only undermines the spirit of inclusive governance but also leaves the door open for mismanagement and manipulation by those in control.

**Witnessed Mismanagement and Corruption:** As someone who lives on-site, I have witnessed instances where the management company and certain board members have seemed to deliberately keep off-site owners in the dark. Meetings are often scheduled with minimal notice, and crucial decisions, including election processes, are handled in ways that seem designed to reduce participation, thereby maintaining the status quo and avoiding inclusivity.

**Proposal for Mandatory Electronic Communications:** HB850 proposes the use of electronic and mail voting, which is a step in the right direction. However, to truly address the core issues, this bill should also mandate that all notifications, including those for meetings, be sent electronically to all owners. This ensures that every owner, regardless of their location, receives timely and direct communication about the matters affecting their property.

**Enhancements to Ensure Full Participation:**

1. **Mandatory Electronic Notifications:** By requiring that all meeting notices and important communications be emailed to owners, we foster a more transparent and engaging community environment.

2. **Remote Participation in Meetings:** Facilitating video conferencing and other remote participation methods will allow all owners, especially those who cannot attend in person, to be active participants in the governance of their investment.

The principles of fairness and inclusivity that I defended as a member of the armed forces should not be absent in the governance of our homes. By supporting and enhancing HB850 to include these critical provisions for electronic communications and remote participation, we ensure that all condominium owners have the opportunity to engage fully in the management of their communities.

Thank you for your attention to this pressing issue. I urge the committee to consider these amendments seriously and to support HB850 as a vital measure for promoting integrity and inclusiveness in condominium governance.

Respectfully,

Kitrick Kelly  
Condo Owner and disabled U.S. Veteran

You may review our previous condo owner outreach letter and call to action for legislators at: <https://www.leewardrepair.com/condo/>

**House of Representatives  
The Thirty-Third Legislature  
Committee on Consumer Protection & Commerce  
Thursday, February 20, 2025  
2:00 p.m.**

To: Representative Scot Z. Matayoshi, Chair  
Re: HB 850, Relating to Condominiums

Aloha Chair Scot Z. Matayoshi, Vice-Chair Cory M. Chun, and Members of the Committee,

Homeowners associations are significant in the lives of a substantial percentage of Hawaii residents, thus, protecting the democratic character of such associations should be a principal goal. This is further elaborated by the DCCA which instructs in its basic brochure regarding condominium owners' rights and responsibilities,<sup>1</sup> "the owners' most important role is electing directors," even more consequential than paying association fees or following association rules.

Mahalo for the opportunity to testify in **opposition to HB 850** because the following have not been satisfactorily addressed:

- **THE USE OF PROXIES SHOULD BE ELIMINATED.**

States with larger numbers of homeowners' associations, like Florida<sup>2</sup> and Illinois,<sup>3</sup> prohibit the use of proxy voting because of the potential for election fraud, and mandate ballot voting for the election of directors.

A leading law firm in California--home to the most association governed communities in the nation with more than 1/3 of its population residing in association governed communities<sup>4</sup>--explained on its davis-stirling.com website<sup>5</sup>:

*Because ballots count toward quorum (Civ. Code § 5115(b)), proxies are no longer needed. Unless an association's governing documents state otherwise, boards are not required to send proxies to the membership. Associations may amend their bylaws to eliminate proxy voting. (Corp. Code § 7613(a).)*

*Arguments in favor of eliminating proxies include:*

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<sup>1</sup> [https://files.hawaii.gov/dcca/reb/condo\\_ed/condo\\_gen/condo\\_bod/2009\\_CondoOwnersRandR.pdf](https://files.hawaii.gov/dcca/reb/condo_ed/condo_gen/condo_bod/2009_CondoOwnersRandR.pdf)

<sup>2</sup> [http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0700-0799/0723/Sections/0723.078.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0723/Sections/0723.078.html)

<sup>3</sup> <https://www.chicagotribune.com/2011/03/14/associations-proxy-voting-system-violates-state-law/>

<sup>4</sup> <https://www.calassoc-hoa.com/about-us/our-objective-hoa-data-statistics/#:~:text=In%20California%2C%20there%20are%20an,Homeownership%20statewide%20is%2054.9%25.>

<sup>5</sup> [https://www.davis-stirling.com/HOME/E/Election-Proxies?utm\\_campaign=%20&utm\\_source=emailoctopus&utm\\_medium=email](https://www.davis-stirling.com/HOME/E/Election-Proxies?utm_campaign=%20&utm_source=emailoctopus&utm_medium=email)

- *Fraudulent Signatures. Proxy forms may be signed by using unverifiable signatures. By statute, signatures for proxies now include "typewriting, telegraphic transmission, or otherwise." (Civ. Code § 5130(a)(2).)*
- *Fraudulent Voting...Since there is no way to verify that proxyholders vote their ballots according to the owner's instructions, the proxyholder can change an owner's vote.*

In 2022 and 2024, Hawaii's Office of Elections<sup>6</sup> reported that the mail-in ballot turnouts were 96% and 92%, respectively, of overall voter turnout. A similar direct-voting-by-ballot method, by postal mail and electronic mail, with an auditable document trail, would benefit, engage, and empower more condominium homeowners across the world than the current electoral process, and would obviate the need for proxy assignments.

- **VOTING SHOULD ONLY OCCUR AFTER DELIBERATION HAS OCCURRED.**

One of the fundamental principles of Robert's Rules of Order is that members (i.e., owners) have the right to discuss the business at hand, express their opinions, and debate *before* the vote is taken.

- **THE SECURITY OF THE ELECTRONIC VOTING SYSTEM MUST BE ASSURED OR RETURN TO PAPER-BASED ELECTIONS.**

Elections are so essential to a representative democratic government that the Department of Homeland Security has defined election infrastructure as "critical infrastructure," as fundamental as roads, bridges, and other public infrastructure.<sup>7</sup> Representative governance hinges on the integrity of the electoral process. Voters, i.e., owners, must have the assurance that their elections are fair, honest, and untainted by manipulation.

*Government Technology* reported that public elections are moving towards paper-based elections due to the inability of electronic voting systems to provide an auditable paper-trail:

*"As jurisdictions move away from direct recording electronic (DRE) systems, they have largely moved toward ballot marking devices...Cybersecurity experts and researchers have long pointed out that DREs can pose significant risks to election security, particularly those which don't produce a voter-verified paper audit trail (VVPAT)...In 2018, the National Academies of Sciences, Engineering and Medicine published a consensus report<sup>8</sup> which recommended exclusively using paper ballots or electronic ballot marking devices because of the cybersecurity risks of recording votes directly into electronic memory."<sup>9</sup>*

Malama pono.

<sup>6</sup> <https://elections.hawaii.gov/election-results/>

<sup>7</sup> <https://www.govinfo.gov/content/pkg/CHRG-115hhr33089/pdf/CHRG-115hhr33089.pdf>

<sup>8</sup> <https://nap.nationalacademies.org/catalog/25120/securing-the-vote-protecting-american-democracy>

<sup>9</sup> <https://www.govtech.com/biz/data/the-results-are-in-u-s-moves-toward-paper-based-elections>

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

I SUPPORT H.B. No. 850.

This bill is very helpful as it clarifies issues surrounding electronic meetings and electronic voting, and mail

I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

*PAMELA J. SCHELL*

**HB-850**

Submitted on: 2/19/2025 12:45:22 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Philip Nerney	Individual	Support	Written Testimony Only

Comments:

HB 850 attends to condominium meeting issues. Support.

**HB-850**

Submitted on: 2/19/2025 12:58:30 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Carol Walker	Individual	Support	Written Testimony Only

Comments:

Dear Representative Matayoshi, Chair, Representative Chun, Vice Chair, and Members of the Committee:

I SUPPORT H.B. No. 850.

1. is a much needed bill. It offers clarification and guidance on issues that have arisen regarding electronic meetings, electronic voting, and mail voting. Without limitation, it will:
  1. Empower a condominium board to authorize electronic voting at any in-person meeting without having to obtain prior owner approval.
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  1. Change the reference to "special meeting rule" to "special rule of order" for consistency with terminology used in the most current edition of Robert's Rules of Order Newly Revised.
  1. Eliminate the requirement that action be taking within sixty days. It provides that the board may establish deadlines for voting, but clarifies that any deadline for voting or written consent established by chapter 514B or the declaration or bylaws shall control.
  1. Clarify that proxies may not be used for voting conducted without a meeting. This is consistent with HRS Section 514B-123(f) which provides that a proxy shall only be valid for the meeting to which the proxy pertains and its adjournments.

1. Modify the definition of mail voting and add a definition of electronic voting.
1. No. 850 will also serve to address issues related to cumulative voting. It deletes the reference to “nominees” and replaces it with a reference to “candidates.” It then defines the term “candidate” to include a nominee or write-in candidate. This is consistent with the most current edition of Robert’s Rules of Order Newly Revised which expressly allows for write-in candidates in elections.

I strongly urge the Committee to vote in favor of H.B. No 850.

Respectfully submitted,

Carol Walker

Honorable Scott Matayoshi, Chair  
Honorable Cory Chun, Vice Chair  
Consumer Protection and Commerce Committee  
House of Representatives  
Hawaii State Capitol

Hearing: February 20, 2025 at 2:00 pm Room: 329

Re: HB 850 – Relating To Condominiums

Dear Chair Matayoshi, Vice-Chair Chun and Honorable Committee Members,

My name is Jim Stone and I am a member on the Board of Directors for a condominium.

I write in strong support of this bill with proposed amendments as proposed and supported by Anne Anderson, Esq. and the HSAP Legislative Committee.

There is also room for improvements in the laws especially to improve management and accommodate new technology. This bill seeks to accomplish that and will be of great benefit.

I respectfully, urge to you pass this bill with amendments. It's an important and meaningful bill that should be allowed to pass and move forward.

Thank you for your time, consideration and support. Mahalo, Jim Stone. Cell phone: 808-223-7810 . Email: [stnjames@aol.com](mailto:stnjames@aol.com) Address: 1288 Kapiolani Blvd, #2506, Honolulu, HI 96814.

**HB-850**

Submitted on: 2/19/2025 1:27:45 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Raelene Tenno	Individual	Support	Written Testimony Only

Comments:

Support of Hb850 will address some issues for the Condo community and their boards.

First we would like to suggest an added amendment to the bill to include:

"if a meeting is to be held electronically, in person or a combination of both in person and electronically, the meeting notice be posted electronically and emailed to all owners and on site (HRS 514b - 121(c))".

Rationale for posting electronically and emailed: Not all owners have accounts set up on a condo assn's electronic communication platform such as TownSquare or Condo Control.

No joke, at my condo a board member of 2 years didn't even know about TownSquare and this year she still hadn't set hers up. I finally had to tell her what info she needed and where to find it to set up her TownSquare account.

Currently, there are some Condo's that do email blasts out to their owners and it has been helpful to the Association as a means of better communication.

This will encourage owner participation for those condo's that have a large amount of absentee owners that live elsewhere around the world.

-Changes "special meeting rule" to "special rule of order" to be consistent with Roberts Rules of Order Newly Revised.

-Deletes the reference to "nominees" to be replaced with "candidates" with the definition to be consistent with Roberts Rule of Order Newly revised and most current edition.

-Consistency regarding proxies to match with HRS 514B - 123(f) which proxies are only valid for the meeting to which it pertains and its adjournments.

-Allows for Voting deadlines.

Thank you for this opportunity to submit testimony.

Raelene Tenno

Condo Owner since 1990 and Education Chair for Hawaii Council of Community Associations

**LATE**

**HB-850**

Submitted on: 2/19/2025 7:20:06 PM

Testimony for CPC on 2/20/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Jeff Sadino	Individual	Support	Written Testimony Only

Comments:

I support the sections discussing electronic voting and have no position on the section discussing cumulative voting.

My only concerns are on Page 3 (e)(2) and that electronic voting without a meeting should still require some sort of formal vote at some sort of formal meeting so the Association members are aware of it. I worry that electronic voting outside of meetings could be abused. Also, Board Members by themselves should not be able to amend the Declaration or Bylaws. Amendments of these things should require Association approval, no matter the state of emergency.

"...the board, in its sole discretion, may authorize:

(2) Electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting for any and all association business, including, without limitation, the election of directors, the adoption of amendments of the declaration and bylaws, and the adoption of motions and resolutions."

**LATE**

**HB-850**

Submitted on: 2/20/2025 2:50:27 AM

Testimony for CPC on 2/20/2025 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Gregory Misakian	Individual	Comments	Remotely Via Zoom

Comments:

HB850 is not properly worded to provide proper and better consumer protections for condominium owners. It needs to be rewritten/revised and it's after 2:00 AM in the morning on the day this bill will be heard, and I don't have time to provide details to amend, but I will offer to help our legislators if you defer decision making.

What is 100% clear to me this year, in the 2025 legislative session, is that many of our legislators are not listening to the residents of Hawaii who have asked for better consumer protections for condominium owners. You are scheduling bills that either do nothing at all, or are confusing at best, and the most substantive bills to provide help for the many thousands of residents who live in condominiums were "intentionally" not scheduled for committee hearings. Some of these were: HB1311, HB1312, HB1313, HB1315, HB890, and SB1265.

The Chairs of the CPC, CPN, and HSG Committees should be accountable for their behavior, and for continuing to allow certain people intent on controlling the narrative, to speak often and direct the show. Time and time again I watch Mr. Richard Emery and Mr. Philip Nerney provide testimony, and have a seat at the table when you ask questions, which often they are not answering properly or are providing misleading information.

And lest we not forget the many thousands of dollars of campaign contributions some of the Chairs of Committees have received. - the price for a seat at the table, and what should be an immediate seat at the Ethics Commission table.

I personally have had enough, and I think the people of Hawaii have too, and the actions and inactions this year in the 2025 legislative session will be remembered at the next election, for all of those who disregarded and disrespected condominium owners in 2025.

Gregory Misakian