

SB-3320

Submitted on: 2/16/2024 12:49:30 PM

Testimony for CPN on 2/20/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Idor Harris	Testifying for Honolulu Tower AOA	Support	Written Testimony Only

Comments:

Honolulu Tower is a 396 unit condominium, governed by HRS514B, located at Beretania and Maunakea Streets on the edge of Chinatown. At our monthly board meeting on February 5, 2024, the board unanimously supported SB3320, with the following amendments:

on page 3, line two, add limited common element or, whereby (2) (A) would read: Be cultivated in a limited common element or a common element; or

on page 4, line 6, add limited common area or, whereby (2) (A) would read: Be cultivated in a limited common area or a common area; or

Among the limited common elements on our property are the parking garage and lanais.

Thank you for the opportunity to testify.

Idor Harris
Resident Manager

SB-3320

Submitted on: 2/17/2024 8:00:25 AM

Testimony for CPN on 2/20/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Brandon Madix	Testifying for Palehua Townhouse Association	Comments	Written Testimony Only

Comments:

Our association is concerned that there needs to be restrictions on the lanais. If the owner/occupant doesn't ensure that proper water drainage is in place, it will damage the common area wood or concrete floors, or seep up into side load-bearing walls. Even flower pots on a lanai can cause expensive spalling damage. Air must be able to be under pots or garden plots to keep moisture from sinking into the wood or concrete on the lanai.

Associations need to be able to make restrictions to reduce the possibility of expensive repairs that will cause maintenance fees to go up or a special assessment to correct spalling or wood damage.

Mike Golojuch, President

SB-3320

Submitted on: 2/16/2024 1:03:25 PM

Testimony for CPN on 2/20/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Sandie Wong	Individual	Oppose	Remotely Via Zoom

Comments:

I am a condo owner and resident. I also love gardens. However, condo owners and residents cannot garden on their unit's lanai if it will cause damage to the overall infrastructure/spalling of the condo building. Nor, should condo owners and residents be allowed to garden on their unit's lanai if it interferes with the quiet enjoyment of their condo neighbors; e.g. water dripping from the lanai and disturbing another unit owner. Therefore, there needs to be rules. Thank you

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Submitted on: 2/16/2024 9:25:41 PM

Testimony for CPN on 2/20/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
Raelene Tenno	Individual	Oppose	Written Testimony Only

Comments:

OPPOSE

AT my condo, a unit owner allowed the water from the AC to drip onto the concrete lanai. 6 months later, the water severely penetrated the concrete and the unit below had chunks of concrete falling from the unit above exposing the rebar. and cost of over \$9000.00 to repair. Plants or any type of gardening on a lanai or inside a unit needs to have a protection from any water ponding. We now require any planters to have a saucer or tray to catch any water overflow and the AC's need to have any AC water diverted off the lanai floor via a tube of PVC.

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Submitted on: 2/16/2024 7:10:27 PM

Testimony for CPN on 2/20/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
B.A. McClintock	Individual	Support	Written Testimony Only

Comments:

Please support this important bill. Mahalo.

SB-3320

Submitted on: 2/16/2024 11:53:44 AM

Testimony for CPN on 2/20/2024 9:30:00 AM

Submitted By	Organization	Testifier Position	Testify
lynne matusow	Individual	Support	Written Testimony Only

Comments:

I live in a high rise condo in Honolulu. My condo has limited common elements (areas) as well as common elements (area). Included in them are the unit lanais, some of the pipes which connect units, and the parking garage. For htat reason I ask that you add limited common elements (areas) wherever the phrase common elements (areas) appears.

Thank you for the opportunity to testify.

SB-3320

Submitted on: 2/19/2024 2:23:33 PM

Testimony for CPN on 2/20/2024 9:30:00 AM

LATE

Submitted By	Organization	Testifier Position	Testify
Gerard Silva	Individual	Support	Written Testimony Only

Comments:

Gardening is a Good thing it should be Encoureged evey were!!