



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

March 21, 2026

Honorable Sen. Jarrett Keohokalole, Chair
Honorable Sen. Carol Fukunaga, Vice Chair
Senate Committee on Commerce and Consumer Protection (CPN)
Hawaii State Capitol, Room 229
415 South Beretania Street
Honolulu, HI 96813

RE: Testimony in SUPPORT OF HB1679 HD1; Hearing: March 24, 2026 at 9:35 a.m.

Dear Sen. Keohokalole, Chair, Sen. Fukunaga, Vice Chair, 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 2,200 meetings in 42 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 HB1679 HD1.

Summary of Bill:

The bill proposes to clarify and address issues related to electronic meetings, electronic voting at a meeting, electronic voting outside of a meeting, and mail voting for condominium associations.

Statutory authority for electronic meetings, electronic voting at a meeting, electronic voting outside of a meeting, and mail voting for condominium associations already exist. **The bill simply proposes to improve and clarify the existing language to match the reality of condominium operations.**

We believe the bill would be more understandable if we include direct references to HB1679 HD1 by page and line numbers.

In-person meeting:

Electronic voting may be authorized by the Board for an in-person meeting [page 3, lines 11-12].

Currently, the condominium management company or general manager (if self-managed) provides ballots for voting at an in-person meeting. The board generally controls expenditures and logically should decide the feasibility of electronic voting at an in-person meeting, including the reduced expense of avoiding paper ballots (which can be up to \$1.50 per ballot times the number of units in an association).

For example, electronic voting for a 350 unit condominium is priced at \$29 through an election vendor that has generated compliance with Hawaii's condominium record requirements. That is much cheaper than the $\$1.50 \times 350 = \525 for simply printing one sheet of paper ballots.¹

Electronic meetings, electronic voting at electronic meetings, electronic voting WITHOUT a meeting, and mail voting WITHOUT a meeting may be authorized by the Board but MUST COMPLY with certain requirements [page 3, lines 13-page 5, line 10]:

1. Clarifies the authority during a state of emergency or local state of emergency, declared pursuant to Chapter 127A. Clarifies that the termination 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 by means of electronic voting or mail voting without a meeting that was commenced, during the state of emergency [page 3, line 20-page 4, line 11];
2. When approved by the owners through adoption of a special rule of order at an association meeting [page 4, lines 19-20];
3. When approved by written consent of a majority of unit owners [page 5, lines 3-8]; or
4. Whenever otherwise authorized by Chapter 514B or in an association's declaration or bylaws [page 5, lines 9-10].

Other rules:

1. Voting done without a meeting must start and end on dates established by the board, provided that the deadlines must comply with any applicable deadline established by

¹ Sample pricing from an Election Vendor: <https://tinyurl.com/ElectionBuddyPricing>

Chapter 514B, the declaration, or bylaws [page 5, lines 14-20]; and

2. Proxies may not be used for any voting conducted without a meeting of the association [page 6, lines 1-2].

The current wording of HRS §514B-123(d)(2) and (f) would appear to preclude the use of proxies outside of a specific meeting; this specific wording would make it clear that voting outside of a meeting would be under control of the individual owner rather than a board of directors or other proxy holder.

3. PROPOSED CHANGE FOR CONSISTENCY. We join with Anne Anderson in proposing a consequential change to HRS §514B-123(b) to remain consistent with the principle that proxies relate to a specific meeting. We propose the following:

“(b) Votes allocated to a unit may be cast **at a meeting** pursuant to a proxy duly executed by a unit owner. A [~~unit owner may vote by mail or electronic transmission through a duly executed proxy.~~]” [page 7, lines 6-9]

SUMMARY

We request that HB1679 HD1 be amended and 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: 808-423-6766 or through e-mail: Steveveghi@Gmail.com. Thank you for the opportunity to present this testimony.

Sincerely,

Steve Glanstein

Steve Glanstein, Professional Registered Parliamentarian
Chair, HSAP Legislative Committee

HB-1679-HD-1

Submitted on: 3/21/2026 4:35:05 PM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Mike Golojuch, Sr.	Testifying for Palehua Townhouses Association	Support	Written Testimony Only

Comments:

Our Association supports HB1679. Please pass this bill.

Mike Golojuch, Sr., President

HB-1679-HD-1

Submitted on: 3/21/2026 2:58:53 PM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Idor Harris	Testifying for 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 defer this bill.

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 major 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 or on another island. Attending and casting votes via electronic transmission technology is confusing for many of them as well as for others who are computer literate.

Our owners are used to candidates being nominated from the floor. In 2021, 2023 and 2026 candidates nominated from the floor were elected to the board.

Idor Harris, Resident Manager

HB-1679-HD-1

Submitted on: 3/21/2026 2:19:23 PM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Richard Emery	Testifying for Associa	Support	Written Testimony Only

Comments:

Support.

HB-1679-HD-1

Submitted on: 3/23/2026 8:36:05 AM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Michael	Testifying for Association of Owners of Kukui Plaza	Support	Written Testimony Only

Comments:

The Association of Owners of Kukui Plaza supports HB1679 because it eliminates the apparent sixty day time limit to collect votes via mail by association members on important matters such as installation of fire sprinklers, financing for large projects that would otherwise require sizable special assessments, and more. Sixty days is an unreasonable time limit for large condominium associations to collect mailing votes from members. In addition to allowing boards to allow more reasonable time for mail voting, the bill makes a number of other improvements. Please pass this bill.

LATE

HB-1679-HD-1

Submitted on: 3/23/2026 1:35:02 PM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Rachel Glanstein	Testifying for AOA Lakeview Sands	Support	Written Testimony Only

Comments:

Aloha,

I realize this testimony is late but it was still suggested that I submit it. I support HB1679 HD1 and the testimony of M. Anne Anderson and Steve Glanstein on behalf of the legal and parliamentary professions in Hawaii. This would greatly clarify the electronic voting allowances and eliminate inconsistencies in interpretation of electronic voting and proxy usage.

Mahalo,

Rachel Glanstein, PRP

TESTIMONY OF DAVE ERDMAN
Private Citizen, Condominium Owner, and AOA Board Member

Committee on Commerce and Consumer Protection

Tuesday, March 24, 2026 – 9:35 a.m.
Conference Room 229

IN SUPPORT OF HB 1679, HD1 – RELATING TO CONDOMINIUMS

Aloha Chair Keohokalole, Vice Chair Fukunaga, and Members of the Committee:

My name is Dave Erdman. **I am submitting testimony in support of HB 1679, HD1**, as a private citizen, condominium owner, and board member involved with multiple condominium associations in Hawai‘i.

This measure provides helpful clarification regarding electronic meetings, electronic voting, mail voting, and the use of proxies in condominium association governance. These updates reflect how many associations currently operate and provide clearer statutory guidance for boards and unit owners.

In practice, condominium associations increasingly rely on electronic meetings and voting to improve participation, reduce costs, and allow owners who travel or live off island to remain engaged. Clarifying that boards may authorize electronic meetings and voting for association business provides flexibility while maintaining appropriate governance safeguards.

The bill also clarifies that proxies are to be used for voting conducted at meetings, which helps reduce confusion and promotes more transparent voting procedures. Clear rules regarding electronic and mail voting without a meeting will help associations avoid disputes and ensure consistent administration.

As a condominium owner and board member, I have seen firsthand the importance of practical and clearly defined meeting and voting procedures. This measure improves clarity, supports owner participation, and aligns statute with modern association operations.

For these reasons, I respectfully support HB 1679, HD1.

Thank you for the opportunity to provide testimony.

March 21, 2026

RE: H.B. 1679 H.D.1

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I support H.B. 1679 H.D.1 for the reasons set forth below and propose one change.

First, and perhaps most importantly, H.B. 1679 H.D.1 will address an issue that has arisen as a result of a 2024 change to HRS Section 514B-121 which has been construed by some as imposing a 60-day deadline for obtaining the written consent of unit owners on all measures submitted to unit owners for their written consent, except where the statute expressly provides for a different time limit. This would include, for example, written consents to borrow funds or to require owners to maintain insurance. The confusion was caused by the relocation of the 60-day clause to a new location when HRS Section 514B-121 was amended in 2024.

Obtaining the written consent of the owners on any matter within 60 days is often an impossible task, especially for large projects with hundreds of units and unit owners who reside in other states or countries. H. B. 1679 H.D.1 addresses the issue by deleting the 60-day language and replacing it with a provision that states: “[v]oting conducted by means of electronic voting or mail voting without a meeting of the association shall commence and end on dates established by the board; provided that if a deadline for voting or written consent is established by this chapter, the declaration, or the bylaws, the deadline established by this chapter, the declaration, or the bylaws shall control.”

H.B. 1679 H.D.1 will allow the Board to authorize electronic voting at any in-person association meeting. This change will make meetings much more efficient as it will eliminate the delays that most associations face each year while paper ballots are being counted. Votes cast by electronic voting can be tallied in a matter of minutes, while votes cast by paper ballots can sometimes take over an hour to tally which results in significant “dead time” at meetings. If there are several issues to be voted upon at a meeting, the time it takes to count paper ballots on multiple issues can cause a meeting to drag on for hours. When this happens, some owners get tired and frustrated and leave before the meeting is over which can, in some instances, cause a loss of a quorum. This can be avoided by the use of electronic voting.

H.B. 1679 H.D.1 amends the provisions that permit condominium boards to authorize electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting. The changes will simplify the process during states of emergencies, simplify the owner approval process, correct terminology (e.g. changing “special meeting rule” to “special rule of order”), and clarify that these methods of voting may be utilized for any and all association business, including, without limitation, the election of directors, the adoption of amendments to the declaration and bylaws, and the adoption of motions and resolutions.

H.B.1679 H.D.1 states that a notice of meeting does not need to state the “place” of a meeting when the meeting is held electronically with no physical location, but it shall provide information regarding the method for attending the meeting. This is a common sense change.

H.B. 1679 H.D.1 adds a definition of electronic voting and modifies the definition of “mail voting.” These changes clarify that electronic voting includes sending or receiving votes “electronically” via “electronic ballots” and that mail voting includes sending or receiving “written ballots” or “written consent forms” by mail, courier, hand delivery or via electronic transmission, such as an attachment to an email.

Finally, this bill clarifies that proxy voting shall not be used for any voting conducted without a meeting. See page 6, lines 1-2. 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,” and HRS Section 514B-123(d)(2) which provides that for a proxy to be valid, it must contain, among other things, “the date of the meeting of the association.” In this regard, I note that the second sentence of HRS Section 514B-123(b) provides that a “unit owner may vote by mail or electronic transmission through a duly executed proxy” which is inconsistent with HRS Section 514B-123(d)(2) and 514B-123(f) and the new Section 514B-123(g) found in this bill on page 6, lines 1-2, thus creating a potential for disputes on the issue of whether proxies may be used for voting outside a meeting. I previously suggested that one way to avoid the inconsistency between HRS Section 514B-123(b) and HRS Section 514B-123(d)(2), Section 514B-123(f), and lines 1-2 on page 6 of H.B. 1679 H.D.1, would be to add a new section to H.B. 1679 H.S.D.1 which amends HRS Section 514B-123(b) to read:

(b) Votes allocated to a unit may be cast at a meeting pursuant to a proxy duly executed by a unit owner. [~~A unit owner may vote by mail or electronic transmission through a duly executed proxy.~~] If a unit is owned by more than one person, each owner of the unit may vote or register protest to the casting of votes by the other owners of the unit through a duly executed proxy. In the absence of protest, any owner may cast the votes allocated to the unit by proxy. A unit owner may revoke a proxy given pursuant to this section only by actual notice of revocation to the secretary of the association or the managing agent. A proxy is void if it purports to be revocable without notice.

The House Committee on Consumer Protection and Commerce made the change to the first sentence, but not the change to the second sentence. I continue to have concerns about the second sentence because it could be interpreted to mean that proxies may be used for mail voting (which is without a meeting) or “electronic voting without a meeting.” Accordingly, I continue to suggest that the second sentence of HRS Section 514B-123(b) be deleted as shown above. Alternately, it could be amended to read:

(b) Votes allocated to a unit may be cast at a meeting pursuant to a proxy duly executed by a unit owner. [~~A unit owner may vote by mail or electronic transmission through a duly executed proxy.~~] Proxies shall not be used for any voting conducted without a meeting. If a unit is owned by more than one person, each owner of the unit may vote or register protest to the casting of votes by the other owners of the unit through a duly executed proxy. In the absence of protest, any owner may cast the votes allocated to the unit by proxy. A unit owner may revoke a proxy given pursuant

to this section only by actual notice of revocation to the secretary of the association or the managing agent. A proxy is void if it purports to be revocable without notice.

Either version will help to avoid disputes about whether proxy voting may be used when votes are cast either electronically or by mail voting without a meeting.

Thank you for your consideration of this bill. I urge the Committee to pass H.B. 1679 H.D.1 and to consider the amendment suggested above.

Sincerely,



M. Anne Anderson

HB-1679-HD-1

Submitted on: 3/23/2026 7:43:14 AM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Paul A Ireland Koftinow	Individual	Support	Remotely Via Zoom

Comments:

Dear Senator Keohokalole, Chair, Senator Fukunaga, Vice Chair, and Members of the Committee:

I am an owner of a condominium unit in Makiki, and I support this measure because it would enable owners to have more efficient association meetings.

I also join in the testimony of Anne Anderson.

Sincerely,

Paul A. Ireland Koftinow

LATE

HB-1679-HD-1

Submitted on: 3/24/2026 12:25:33 AM

Testimony for CPN on 3/24/2026 9:35:00 AM

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

Comments:

Aloha Chair, Vice Chair, and Members of the CPN Committee,

I am in opposition to HB1679 HD1 as written.

I currently serve as:

President, Kokua Council, Vice President, Hawaii Alliance for Retired Americans (HARA), Director, Keoni Ana AOA, Member, Good Government Caucus, Member, Kupuna Caucus.

While you ignored condominium owners once again, by failing to schedule the most important bill for a hearing - HB2453 (companion bill SB3309) Ombudsman's Office for Condominium Owners and Associations, you still can do something that will actually help condominium owners.

HB1679 HD1 is an opportunity to finally allow democratic and fair elections at condominium associations. The current voting method at most condominium associations in Hawaii, which encourages proxy voting, is flawed and invites abuse of power.

In Hawaii, a State well known for corruption, most of us know that wherever abuse of power can happen, it most likely will. I urge this Committee to take the opportunity to make this bill better, by removing proxy voting and requiring one vote for one person.

And if you continue down the path of allowing electronic voting, there must be a "certified" receipt for every vote, and a method for audits that allows an election challenge to show actual votes made by owners, and not some electronic printout that cannot be verified.

Democracy wins when corruption ends.

Respectfully,

Gregory Misakian (as an individual)

HB-1679-HD-1

Submitted on: 3/20/2026 5:30:04 PM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Leimomi Khan	Individual	Support	Written Testimony Only

Comments:

I continue to support this bill for the reasons given in my earlier testimony.

HB-1679-HD-1

Submitted on: 3/21/2026 11:31:49 AM

Testimony for CPN on 3/24/2026 9:35:00 AM

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

Comments:

I am a resident, board member, and owner occupant of a Honolulu condominium. I am opposed to electronic voting. It is confusing and will disenfranchise many of my neighbors who are, to put it mildly, computer illiterate or computer challenged. One octogenarian owner told me he couldn't deal with Safeway's specials which require a digital coupon as he did not know how to do that.

I also oppose any language which makes this hackable technology, and believe me it will be hacked, a requirement, especially one decided on by the board, whose members are a minuscule percentage of the total membership. Where I live that would be less than 3%. This is a decision to be made by all the owners.

I also oppose all language which requires the mailing of paper ballots. Associations like mine have face to face meetings with elections held at that time. Members can be nominated from the floor and have been elected by that process. This bill takes away this ability and needs to be killed.

Lynne Matusow

HB-1679-HD-1

Submitted on: 3/21/2026 1:30:53 PM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Vanessa Lum	Individual	Support	Written Testimony Only

Comments:

Committee,

I support the bill HB1679 as presently written. It streamlines and is a more efficient and effective way to vote on Association matters.

HB-1679-HD-1

Submitted on: 3/22/2026 8:42:13 AM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Reyna Murakami	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole and Vice Chair Fukunaga and members of the committee,

I am writing in support of HB 1679 HD1. As a director on three condo boards, I know the difficulty in soliciting owner participation in crucial votes to move forward important Association business. I believe that electronic voting for duly called meetings will greatly enhance owner's participation in owner meetings. Please adopt this bill.

Aloha,

Reyna Murakami

Director, Mariner's Village 1

Director, Waialae Place

Vice President, The Continental Apartments

HB-1679-HD-1

Submitted on: 3/21/2026 4:13:11 PM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Joe M Taylor	Individual	Support	Written Testimony Only

Comments:

This is a good bill and I support it.

HB-1679-HD-1

Submitted on: 3/23/2026 5:25:34 AM

Testimony for CPN on 3/24/2026 9:35:00 AM

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

Comments:

This bill addresses electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting. I approved this bill in February and still maintain the 60 day timeline for written consent can be very difficult to meet as owners may not reside in the state or even the country. With electronic voting the votes can be quickly counted and representation of the owners intention is clear as opposed to not being counted in time.

Mary Freeman

Ewa Beach

HB-1679-HD-1

Submitted on: 3/23/2026 9:33:58 AM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Kevin Lye	Individual	Support	Written Testimony Only

Comments:

I am an owner within a condominium association in downtown Honolulu. Inasmuch as HB1679 HD1 strikes language that currently limits the deadline for mail voting by associations to sixty days "[For any...mail voting, the voting deadline shall be within sixty days of the date the notice was first sent.]" **I support HB1679**, as it will permit associations more time to collect ballots from owners and not be forced into the default mandates for sprinkler installations if less than a majority of owners are able to sufficiently consider the measure on the ballot and submit a response in a timely manner.

LATE

HB-1679-HD-1

Submitted on: 3/23/2026 3:10:54 PM

Testimony for CPN on 3/24/2026 9:35:00 AM

Submitted By	Organization	Testifier Position	Testify
Richard S. Ekimoto	Individual	Support	Written Testimony Only

Comments:

Dear Chair Keohokalole and members of the Committee:

I am in favor of HB1679, HD1, although I would prefer that the provisions for electronic meetings and electronic and mail voting be similar to the provisions of the Hawaii Nonprofit Corporation law. Rather than requiring an emergency or special meeting rules or a vote of the owners to hold electronic meetings, electronic balloting or mail balloting, the Board of Directors should be authorized to make that determination. We should be making it easier for associations to take advantage of technology and mail voting rather than making it more difficult. This would be accomplished by ending Section 514B-121(e) at the end of page 3, line 19.

However, if the committee is inclinde to keep the requirements, I still support the bill because it eliminates some confusing provisions about how long a vote may remain open.

Thank you for this opportunity to testify on this bill.