

**HB-1678**

Submitted on: 2/21/2026 12:10:19 PM

Testimony for CPC on 2/24/2026 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 HB1678. Please pass.

Mike Golojuch, Sr, President

**HB-1678**

Submitted on: 2/22/2026 1:00:35 PM

Testimony for CPC on 2/24/2026 2:00:00 PM

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

Comments:

Honolulu Tower is a 396 unit condominium located at Beretania and Maunakea Streets on the edge of Chinatown.

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



**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 22, 2026

Honorable Rep. Scot Z. Matayoshi, Chair  
Honorable Rep. Tina Nakada Grandinetti, 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 HB1678; Hearing: February 24, 2026 at 2:00 p.m.**

Dear Chair Matayoshi, Vice-Chair Grandinetti, 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 HB1678.

**Summary of Bill:**

This measure clarifies the cumulative voting requirements for association elections in planned community associations and condominium associations. Specifically, this measure clarifies that:

1. In association elections by cumulative voting in accordance with the bylaws, cumulative voting rights apply to **all** candidates regardless of whether they are nominated; and
2. Individual votes are used in cumulative voting.

When cumulative voting is used, it is commonly done in association elections by secret ballot.

More secret ballot information is found in Robert's Rules of Order Newly Revised (12<sup>th</sup> ed.) 45:18. It states:

**“Voting by Ballot.** Voting by *ballot* (also known as *secret ballot*) is used when secrecy of the members' votes is desired. A ballot vote is a vote taken by instruments, such as slips of paper or electronic devices,<sup>3</sup> by which members can indicate their choices without revealing how individual members have voted. On a ballot vote in an election or other vote involving multiple possible choices, members are able to write in or fill in a vote for any eligible person or choice and are not confined to voting for or against candidates that appear on the ballot.” [*Footnote 3, relating to black and white balls, omitted.*]

Therefore, the secret ballot has two components. They are:

1. the voters' choices must be secret and cannot be revealed, and
2. the voters must have the ability to write in or fill in a vote for any eligible person.

References to “nominees” are changed to “candidates” in HRS §514B-124.5 and a definition of the term “candidate” has been added to both HRS §514B-124.5 and HRS §421J-3.2 which includes both nominees and write-in candidates.

These changes are intended to ensure that write-in candidates are eligible to be elected when cumulative voting is utilized. This is consistent with Robert’s Rules of Order Newly Revised (12<sup>th</sup> ed.). These changes will also help to ensure that nominations cannot be closed early as a tactic to prevent persons from being elected as write-in candidates.

## **SUMMARY**

We request that HB1678 be approved by the Committee. It is a good bill and greatly improves the current statutes which need to be updated to protect the rights of members using cumulative voting.

If you require any additional information, your call is most welcome. I may be contacted via phone: 808-423-6766 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-1678**

Submitted on: 2/23/2026 6:27:42 PM

Testimony for CPC on 2/24/2026 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:

Support HB1678

Jane Sugimura, President

Hawaii Council of Community Associations

**HB-1678**

Submitted on: 2/22/2026 10:38:47 AM

Testimony for CPC on 2/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Richard Emery	Associa	Support	Written Testimony Only

Comments:

I support this Bill as it corrects certain housekeeping issues and is better for associations.

**HB-1678**

Submitted on: 2/22/2026 10:40:21 AM

Testimony for CPC on 2/24/2026 2:00:00 PM

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

Comments:

I am a resident and owner occupant of a Honolulu condominium. Our bylaws allow cumulative voting and that is how we have voted for more than 40 years. I support this bill and urge you to move it forward.

Lynne Matusow

**HB-1678**

Submitted on: 2/22/2026 5:32:46 PM

Testimony for CPC on 2/24/2026 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 Grandinetti, Vice Chair, and Members of the Committee:

I support H.B. No. 1678. This bill is needed to clarify that in elections held by cumulative voting, write-in candidates are eligible for election. I join in the testimony of Steve Glanstein, Professional Registered Parliamentarian.

J

**HB-1678**

Submitted on: 2/22/2026 7:21:14 PM

Testimony for CPC on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Sheldon S Y Lee	Individual	Comments	Written Testimony Only

Comments:

Sheldon S Y Lee

My testimony re HB1678

February 24, 2026

I am neutral about this bill, but opposed to cumulative voting, to begin with. According to HRS 514B-124.5, the bylaws of a condo association may provide for cumulative voting. If there is malfeasance at a condominium, members at large might be able to use cumulative voting to remove a dishonest board member, but board members are more active at their associations and more likely to vote. Coupled with proxy voting, board members could perpetuate their terms on their boards—especially if “the candidate or candidates receiving the highest number of votes under this section, up to the total number of positions to be filled, shall be deemed elected and shall be given the longest term.” (The word should be changed to “terms.”)

If anything, owners should not be allowed to assign their proxies to board members, as per HRS 514B-123. Omitting that option might stimulate members at large to participate more in their associations. Proxies could still be used to obtain a quorum at meetings.

For more information about the consequences of cumulative voting and proxy voting, please see this article on Civil Beat: <https://www.civilbeat.org/2024/02/amend-hawaii-condominium-laws-on-proxy-board-voting/> Here are three, short excerpts from that article:

“In the initial development of condominium documents, cumulative voting by stockholders was introduced alongside proxy voting for board elections...

“The inclusion of these two options for voting by proxy, either giving the owner’s votes to the board as a whole or sharing them at the meeting, amplifies the cumulative voting effect by consolidating a significant block of votes for the board...

“Please support the deletion of the proxy options that give incumbent boards the ability to reelect themselves despite their failure to upkeep maintenance and to protect owners’ most valuable asset, their homes.”

Thank you for having concern for Hawaii's condominium owners.

**HB-1678**

Submitted on: 2/22/2026 7:42:35 PM

Testimony for CPC on 2/24/2026 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 Grandinetti, Vice Chair, and Members of the Committee:

I support H.B. No. 1678. This bill is needed to clarify that in elections held by cumulative voting, write-in candidates are eligible for election. I join in the testimony of Steve Glanstein, Professional Registered Parliamentarian.

Respectfully submitted,

Julie Wassel

**HB-1678**

Submitted on: 2/23/2026 6:30:57 AM

Testimony for CPC on 2/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
Anne Anderson	Individual	Support	Remotely Via Zoom

Comments:

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

I support H.B. No. 1678. This bill is needed to clarify that in elections held by cumulative voting, write-in candidates are eligible for election. I join in the testimony of Steve Glanstein, Professional Registered Parliamentarian.

Sincerely,

Anne Anderson

**HB-1678**

Submitted on: 2/23/2026 7:23:07 AM

Testimony for CPC on 2/24/2026 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 Grandinetti, Vice Chair, and Members of the Committee:

I support H.B. No. 1678. I join in the testimony of Steve Glanstein, Professional Registered Parliamentarian.

Thank you,

Lance FUjisaki

**HB-1678**

Submitted on: 2/23/2026 11:54:03 AM

Testimony for CPC on 2/24/2026 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 Grandinetti, Vice Chair, and Members of the Committee:

I support H.B. No. 1678. This bill is needed to clarify that in elections held by cumulative voting, write-in candidates are eligible for election. I join in the testimony of Steve Glanstein, Professional Registered Parliamentarian.

Sincerely,

Mark McKellar

**HB-1678**

Submitted on: 2/23/2026 12:19:35 PM

Testimony for CPC on 2/24/2026 2:00:00 PM

<b>Submitted By</b>	<b>Organization</b>	<b>Testifier Position</b>	<b>Testify</b>
mary freeman	Individual	Support	Written Testimony Only

Comments:

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

I support H.B. No. 1678. This bill is needed to clarify that in elections held by cumulative voting, write-in candidates are eligible for election. I agree with the testimony of Steve Glanstein.

Mary Freeman

Ewa Beach

**HB-1678**

Submitted on: 2/23/2026 7:12:53 PM

Testimony for CPC on 2/24/2026 2:00:00 PM



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

Comments:

support HB1678

**LATE**

**HB-1678**

Submitted on: 2/23/2026 9:32:23 PM

Testimony for CPC on 2/24/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Primrose Leong-Nakamoto	Individual	Support	Written Testimony Only

Comments:

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

I support H.B. No. 1678. This bill is needed to clarify that in elections held by cumulative voting, write-in candidates are eligible for election. I join in the testimony of Steve Glanstein, Professional Registered Parliamentarian.

Mr. Glanstein, has been very instrumental in helping associations and homeowners understand the many legality of our documents and why it's important to understand that we have the opportunity to make a difference the right way.

Sincerely,

Primrose Leong-Nakamoto

**LATE**

**HB-1678**

Submitted on: 2/24/2026 8:31:16 AM

Testimony for CPC on 2/24/2026 2:00:00 PM

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

Comments:

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

I support H.B. No. 1678. This bill is needed to clarify that in elections held by cumulative voting, write-in candidates are eligible for election. **I join in the testimony of Steve Glanstein, Professional Registered Parliamentarian.**

Respectfully Submitted,

Paul A. Ireland Koftinow