

HB-1679-SD-1

Submitted on: 4/1/2026 3:09:03 PM

Testimony for JDC on 4/7/2026 10:15:00 AM

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

Comments:

Support.



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

April 2, 2026

Honorable Sen. Karl Rhoads, Chair
Honorable Sen. Mike Gabbard, Vice-Chair
Senate Committee on Judiciary (JDC)
Hawaii State Capitol, Room 016
415 South Beretania Street
Honolulu, HI 96813

**RE: Testimony in SUPPORT OF HB1679 HD1, SD1
Hearing Date/Time: April 7, 2026 at 10:15 a.m.**

Dear Sen. Rhoads, Chair, Sen. Gabbard, 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, SD1.

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 statute authorizing electronic voting to match the reality of condominium operations.**

We believe the bill would be more understandable if we include direct references to HB1679 HD1, SD1 by page and line numbers.

Voting at an 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 paper ballots for voting at an in-person meeting. The board generally controls expenditures and logistics of association meetings. This includes the feasibility of electronic voting at an in-person meeting. Electronic voting results in reduced expenses by avoiding paper ballots as well as shorter billable hours for professional meeting assistance.

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 a more reasonable cost than the $\$1.50 \times 350 = \525 for simply printing one sheet of paper ballots.¹

A board may also wish to authorize electronic voting at an in-person meeting as a means of making the meeting more efficient and eliminating the long delays that are associated with the counting of paper ballots. For example, a February 13, 2026 demonstration of condominium electronic voting by 105 voters was conducted for the Condominium Council of Maui. Voting was conducted for 2 motions and 1 election. The voting was completed in 8 minutes and the results were available to the voters within 2 minutes. Normally, a paper ballot vote of these 3 items would have required 45 minutes to an hour.

Condominium associations that hire professionals will experience a savings with voting mechanisms that provide more efficient and accurate results.

Voting Completely Separate from a Meeting and Electronic (Online) Meetings

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];

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

2. When approved by the owners through adoption of a special rule of order at an association meeting [*page 4, line 19-page 5, line 2*];
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 Chapter 514B, the declaration, or bylaws [*page 5, lines 14-20*].

This change will address an issue that has arisen as a result of a 2024 change to HRS §514B-121 which has been construed by some attorneys 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. Obtaining the written consent of the owners on any matter within 60 days is often an impossible task, especially for large projects or projects where a number of unit owners reside in other states or countries. This change will allow the board to establish reasonable deadlines for voting without a meeting subject, of course, to any deadlines established by Chapter 514B, the declaration, or bylaws.

2. Proxies may not be used for any voting conducted without a meeting of the association [*page 6, lines 1-2; page 7, lines 8-9*]. This is consistent with HRS §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 §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.”

SUMMARY

We request that HB1679 HD1, SD1 be approved by the Committee. It is a good bill and improves the current statutes which needed clarification and updates to manage and accommodate the need for more efficient and alternative voting methods.

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. Thank you for the opportunity to present this testimony.

Sincerely,

Steve Glanstein

Steve Glanstein, Professional Registered Parliamentarian
Chair, HSAP Legislative Committee

HB-1679-SD-1

Submitted on: 4/3/2026 11:11:24 AM

Testimony for JDC on 4/7/2026 10:15:00 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-SD-1

Submitted on: 4/3/2026 6:33:31 PM

Testimony for JDC on 4/7/2026 10:15:00 AM

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

Comments:

Our association strongly supports HB1679. Please pass this bill.

HB-1679-SD-1

Submitted on: 4/6/2026 8:20:45 AM

Testimony for JDC on 4/7/2026 10:15:00 AM

Submitted By	Organization	Testifier Position	Testify
Mark McKellar	Testifying for Law Offices of Mark K. McKellar, LLC	Support	Written Testimony Only

Comments:

Dear Sen. Rhoads, Chair, Sen. Gabbard, Vice Chair, and Committee Members:

I support this bill and join in the testimony of Mr. Steve Glanstein.

Sincerely,

Mark McKellar

TESTIMONY OF DAVE ERDMAN
Individual, Condominium Owner, and AOA Board Member

Committee on Judiciary
Senator Karl Rhoads, Chair
Senator Mike Gabbard, Vice Chair

Tuesday, April 7, 2026 – 10:15 a.m.
Conference Room 016 & Videoconference

IN SUPPORT OF HB 1679, HD1, SD1 – RELATING TO CONDOMINIUMS

Aloha Chair Rhoads, Vice Chair Gabbard, and Members of the Committee:

My name is Dave Erdman. **I am submitting testimony in support of HB 1679, HD1, SD1, as an individual**, condominium owner, and AOA 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, live off-island, or reside part-time to remain engaged. Clarifying that boards may authorize electronic meetings and voting for association business provides flexibility while maintaining appropriate governance safeguards.

The measure also clarifies that proxies are only to be used for voting conducted at meetings and repeals language allowing proxy-based mail or electronic voting. This change helps reduce confusion, promotes more transparent voting procedures, and supports more direct participation by unit owners.

Clear rules regarding electronic voting and mail voting without a meeting will help associations avoid disputes, improve administrative efficiency, and ensure consistent governance practices across associations.

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, SD1.**

Thank you for the opportunity to provide testimony.

HB-1679-SD-1

Submitted on: 4/3/2026 10:59:28 AM

Testimony for JDC on 4/7/2026 10:15:00 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-SD-1

Submitted on: 4/3/2026 2:54:58 PM

Testimony for JDC on 4/7/2026 10:15:00 AM

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

Comments:

I support this bill

April 3, 2026

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

Dear Senator Rhoads, Chair, Senator Gabbard, Vice Chair, and Members of the Committee:

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

First, and perhaps most importantly, H.B. 1679 H.D.1, S.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, S.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, S.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, S.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, S.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, S.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. 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.”

Thank you for your consideration of this bill. I urge the Committee to pass H.B. 1679 H.D.1, S.D.1.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Anne Anderson', written in a cursive style.

M. Anne Anderson

HB-1679-SD-1

Submitted on: 4/4/2026 5:53:09 PM

Testimony for JDC on 4/7/2026 10:15:00 AM

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

Comments:

This is a good bill and I join in with Steve Glanstein's testimony. It improves the current statutes which needed clarification and updates to manage and accommodate the need for more efficient and alternative voting methods. As stated this improves the current statutes and makes clearer the intent of the statutes.

Mary Freeman

Ewa Beach

**The Senate
The Thirty-Third Legislature, 2026
Committee on Judiciary
Tuesday, April 7, 2026
10:15 a.m.**

To: Senator Karl Rhoads, Chair
Re: HB 1679 HD1 SD1, Relating to Condominiums

Aloha Chair Karl Rhoads, Vice-Chair Mike Gabbard, and Members of the Committee,

I **strongly oppose HB 1679 HD1 SD1** because it proposes to erode the democratic nature of the self-governance of condominium associations.

While appearing to be a mere procedural change prioritizing convenience, HB 1679 HD1 SD1 is a change in governance, and shifts condominium governance away from the current meeting-centered deliberative democratic governance model in which owners have the right to participate and observe board deliberations, to remote non-meeting-based and board-driven decision making.

The measure proposes to remove real-time discussions, the ability to hear opposing and dissenting perspectives and know what arguments were considered, the ability to question decisions, and the ability to understand the board's reasoning.

This proposed measure enables the loss of transparency which serves as a check against abusive governance, fundamentally diminishing the rights and protections of condominium owners currently under HRS 514B.

Additionally, this measure proposes that association boards control access to these meetings, which can lead to lower participation and the unequal influence of those who define and control these systems.

The proposed electronic systems can also disadvantage elderly and non-tech-savvy condominium owners.

Mahalo for the opportunity to testify in **strong opposition**.

Lila Mower

Committee on Judiciary

Tuesday, April 7, 2026 @ 10:15 am

HB 1679_SD1 – Condo Association Meetings

My name is Jeff Sadino and I am offering **COMMENTS** to this Bill.

Change 1:

Association meetings should be required to occur in person.

If the Association wants to also broadcast the meeting over Zoom to make them more accessible, that is fine. But an in-person Association meeting will promote better governance, transparency, and **participation**. Condo governance needs MORE participation, not LESS. This is especially true when changes to the Declaration or Bylaws are possible, as this Bill proposes. Also, some people still have problems with virtual meetings who would be excluded from participating in their local government. (Sometimes these problems are the result of retaliation by the trade industry, such as when Hawaiiana provided me the wrong password **three times in a row** to join our Zoom meetings.)

Change 2 Rationale:

I am hesitant to support Associations being able to have votes without also having a meeting. There are too many places for disputes to arise.

I assume there are no laws that specify notification requirements for votes outside of a meeting. How would Association members be notified of an Association vote outside of an Association meeting? **Would this voting require a quorum?** What happens if by “coincidence,” only “some” of the Association members received the notification to vote to change the Declaration or Bylaws? What if a person has questions about the vote and wants to have a discussion about it with the Board before voting? **How soon would the results of the vote be communicated to the Association members?** During our Association meetings, we always have a volunteer “inspector” who inspects the vote tally for accuracy and transparency. Would a vote outside of a meeting also have some sort of neutral “inspector” to ensure an accurate tally of votes? Would the proxies that

the Board Members receive at the in-person meeting be allowed to be used to decide whether or not to hold a vote outside of an Association meeting?

At the end of the day, holding Association votes without either an in-person or an electronic meeting seems like the opposite of sunshine laws, an entry point for corruption, and fertile ground for unnecessary disputes.

Change 2 Request:

I generally support parts (e)(2)(A), (B), and (D), but do not support the parts allowing a vote without a meeting and I also do not support (C) because it is not clear how the original request for written consent would be made. These parts should be removed.

Change 3:

In (e)(2)(B), it is not clear what a “special rule of order” is. This should be clarified.

Conclusion:

Overall, it seems like the protections this Bill is offering in exchange to hold votes outside of a meeting is more complicated than just holding another Association meeting (even if electronic) and doing the vote there.

I support making it easier to get Association business done and I support the intention of this Bill, but it could benefit from a couple of changes.

Thank you for your consideration,

Jeff Sadino

HB-1679-SD-1

Submitted on: 4/6/2026 12:15:34 AM

Testimony for JDC on 4/7/2026 10:15:00 AM

Submitted By	Organization	Testifier Position	Testify
Diann Karin Lynn	Individual	Oppose	Written Testimony Only

Comments:

I am writing in opposition to HB1679 HD1 SD1 in its current form. While providing flexibility in meeting attendance and voting for condo issues is a good goal, I don't believe the current bill adequately addresses several issues:

- requisite guardrails to guarantee election integrity with respect to electronic voting
- standard procedures for electronic and mail balloting, and how electronic, mail and in-person balloting should be integrated (for example, the question of in-person floor nominations and election are unaddressed)
- proxy voting for non in-person votes (personally I think all proxy voting should be abolished as this is an area where misuse is rampant)

In addition to doing away with proxy voting, this bill can provide an opportunity to implement ranked-choice voting in place of cumulative voting, which is inherently undemocratic.

Optimally a condo election bill should be comprehensive and combine all aspects of the election process in one rather than piecemeal across several bills.

Mahalo for the opportunity to testify.

Diann K Lynn

Mō'ili'ili

HB-1679-SD-1

Submitted on: 4/6/2026 9:16:20 AM

Testimony for JDC on 4/7/2026 10:15:00 AM

Submitted By	Organization	Testifier Position	Testify
Lance S. Fujisaki	Individual	Support	Written Testimony Only

Comments:

April 3, 2026

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

Dear Senator Rhoads, Chair, Senator Gabbard, Vice Chair, and Members of the Committee:

I support H.B. 1679 H.D.1, S.D.1 and join in the testimonies of Steve Glanstein and Anne Anderson. This measure is critically needed to allow associations to operate more efficiently which is particularly important as association operating costs continue to rise, affecting thousands of home owners.

Thank you,

Lance Fujisaki

LATE

HB-1679-SD-1

Submitted on: 4/6/2026 11:06:02 PM

Testimony for JDC on 4/7/2026 10:15:00 AM

Submitted By	Organization	Testifier Position	Testify
Gregory Misakian	Individual	Oppose	Written Testimony Only

Comments:

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

I am in opposition to HB1679 HD1 SD1 as written.

I currently serve as President, Kokua Council, Vice President, Hawaii Alliance for Retired Americans (HARA), Director, Keoni Ana AOA, Participating Member, Good Government Caucus.

While the Chairs of the CPC and CPN committees (and others at the legislature) 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 SD1 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 amend this bill, 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)