

**HB-1679**

Submitted on: 2/21/2026 12:12:17 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 HB1679. Please pass this bill.

Mike Golojuch, Sr., President

**HB-1679**

Submitted on: 2/22/2026 1:03:41 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	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 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 and 2023 candidates nominated from the floor were elected to the board.

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 HB1679; 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 HB1679.

**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 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.<sup>1</sup>

**Electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting may be authorized by the Board subject to several limitations** [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 Chapter 514B, the declaration, or bylaws [page 5, lines 14-20]; and

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

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.

### **SUMMARY**

We request that HB1679 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: 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-1679**

Submitted on: 2/23/2026 8:30:18 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>
Rudy Savio	Kahala Towers AOA	Support	Written Testimony Only

Comments:

I support H.B. No. 1679 as the 60 day deadline to obtain written consent from our owners is an impossible task. The last time we use written consent to amend our bylaws in 2021 it took nearly 11 months for enough owners to respond.

We are hoping to obtain a loan to install Fire Sprinklers and upgrade our Fire Alarm in the next 2-3 years which will require written consent, but will not be able to do so within a 60 day deadline. If we can't obtain a loan, we will be forced to implement a Special Assessment of more than \$30,000 per unit to owners so that we can comply with the City & County Fire Safety Ordinance.

For this reason, on behalf of the 233 unit owners of Kahala Towers, many of whom are retired, living on fixed incomes or barely getting by, I strongly support HB1679.

**LATE**

**HB-1679**

Submitted on: 2/23/2026 7:03:33 PM

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

Submitted By	Organization	Testifier Position	Testify
HCCA	Hawaii Council of Community Associations	Comments	Written Testimony Only

Comments:

Comments

Electronic voting will most certainly help condo's with out of state and even out of the country owners.

There is a concern on the entire security of the electronic voting and internal access to the voting system while in process.

With the current voting system in place, there have been comments and concerns from Homeowners and Board Members of the accuracy of the ballot counting.

Thank for the opportunity to submit this testimony.

Jane Sugimura, President

Hawaii Council of Community Associations

**HB-1679**

Submitted on: 2/21/2026 1:06:09 PM

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

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

Comments:

**Testimony in Support of HB1679 – Relating to Condominiums**

Aloha Chair and Members of the Committee,

My name is Marilyn Khan and I am a unit owner in a Honolulu condominium. I write in **support of HB1679**, which clarifies the authority of condominium association boards to conduct meetings and voting through electronic means and by mail.

This measure is an important modernization. It does not require associations to use electronic tools; rather, it simply empowers them to take advantage of technologies that are now a normal part of daily life. For many associations, these tools can:

- Increase owner participation,
- Help achieve quorum requirements,
- Allow off-island or working owners to be involved in governance,
- Enable more timely decision-making on urgent building matters.

At the same time, thoughtful implementation will be essential. As associations move forward, they should carefully consider:

- Whether electronic participation will genuinely **increase owner engagement**;
- How to ensure that **kūpuna and others without digital access are not excluded**;
- How to preserve opportunities for **in-person discussion and deliberation** for those who value face-to-face interaction;
- The importance of transparency, clear notice, and verifiable voting procedures.

By clarifying the law, HB1679 allows each condominium community to design participation methods that best fit its residents while maintaining inclusiveness and fairness.

In a state where many residents work multiple jobs, travel between islands, or live part-time away from their units, flexible participation options are no longer a luxury — they are essential for functional and representative governance.

For these reasons, I respectfully urge your support for HB1679.

Mahalo for the opportunity to testify.

Respectfully,

Marilyn L.Khan  
Condominium Unit Owner

**HB-1679**

Submitted on: 2/22/2026 10:39:35 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.

**HB-1679**

Submitted on: 2/22/2026 11:07:04 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	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**

Submitted on: 2/22/2026 5:28:58 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:

I support H.B. No. 1679 and join in the testimony of Anne Anderson

February 23, 2026

RE: House Bill No. 1679

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

I support H.B. No. 1679 for the reasons set forth below.

First, and perhaps most importantly, H.B. No. 1679 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. No. 1679 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. No. 1679 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. No. 1679 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. No. 1679 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. No. 1679 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), thus creating a potential for disputes on the issue of whether proxies may be used for voting outside a meeting. 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. No. 1679 would be to add a new section to H.B. No. 1679 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.

This change 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. No. 1679 and to consider the amendment suggested above.

Sincerely,



M. Anne Anderson

**HB-1679**

Submitted on: 2/23/2026 7:31:42 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. 1679 and join in the testimony of M. Anne Anderson.

Although HRS Section 514B-121 was amended in 2024, for most associations, the statute has not been useful or achieved its intended objectives. H.B. No. 1679 will fix potential problems in Chapter 514B and make it clear that boards may authorize electronic meetings, electronic voting at electronic meetings, electronic voting without a meeting, and mail voting without a meeting.

Thank you,

Lance Fujisaki

Committee on Consumer Protection and Commerce

Tuesday, February 24, 2026 @ 2:00 pm

### **HB 1679 – 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 Hawaiiiana 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

**House of Representatives  
The Thirty-Third Legislature, 2026  
Committee on Consumer Protection and Commerce  
Tuesday, February 24, 2026  
2:00 p.m.**

To: Representative Scot Z. Matayoshi, Chair  
Re: HB1679, Relating to Condominiums

Aloha Chair Scot Matayoshi, Vice-Chair Tina Nakada Grandinetti, and Members of the Committee,

Mahalo for the opportunity to testify in **strong opposition to HB1679**.

HB1679 would substantially weaken existing protections afforded to condominium unit owners by authorizing boards, in their sole discretion, to conduct association business through electronic meetings, electronic voting without a meeting, and mail voting without a meeting — including director elections, bylaw and declaration amendments, and the adoption of motions and resolutions.

HRS 514B-121 and 514B-125 require that board and association meetings be open to all unit owners, except for narrowly defined executive session matters. Under *Robert's Rules of Order Newly Revised*, the deliberative character of a meeting transforms individual preferences into legitimate collective action, rather than just a numerical tally. These open meeting requirements exist so that owners may observe deliberations and decisions may arise from recorded discussion.

While Hawai'i's condominium associations are frequently described as "self-governed," that self-governance operates within a fiduciary governance framework that depends upon procedural legitimacy. Transparency, open deliberation, properly noticed meetings, and reliable voter verification are not merely administrative preferences, they are the safeguards that render board action legally defensible.

Deliberation allows owners to hear competing rationales, brings financial, operational, and legal risks into view, places minority perspectives into the record, and demonstrates that decisions result from informed judgment rather than administrative rubber-stamping. When decisions emerge from an open deliberative process, owners are more likely to comply with unpopular policies, including fee increases and special assessments.

Voting conducted without prior open deliberation is criticized as improper board action and violates statutory meeting requirements, e.g., failures to establish a contemporaneous quorum, permit synchronous owner participation, ensure vote validity, and maintain minutes documenting deliberation. In such cases, even reasonable decisions may be questioned where

the decision-making process itself raises concerns regarding good faith and fiduciary compliance.

HB1679 would also expand directors' responsibilities by heightening duties of care in vendor selection, electronic platform reliability, cybersecurity diligence, and records integrity. Failures in authentication, ballot access equality, or verification protocols may expose associations to claims of procedural bad faith, breach of fiduciary duty, election challenges, and potential findings of gross negligence. If HB1679 is adopted, future disputes may shift toward challenges involving authentication systems and voting access inequities.

I support the modernization of association governance practices as appropriate and necessary, but it should not occur at the expense of procedural safeguards or owner participation. Hybrid meeting models offer a balanced approach by preserving the convenience of electronic participation while accommodating owners who lack reliable access to digital platforms or who reasonably prefer in-person deliberation.

For these reasons, I respectfully urge you to oppose HB1679 in its current form.

Mahalo.

**HB-1679**

Submitted on: 2/23/2026 11:55:32 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. 1679 for the reasons set in the testimony of Anne Anderson.

Sincerely,

Mark McKellar

**HB-1679**

Submitted on: 2/23/2026 12:35:46 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>
mary freeman	Individual	Support	Written Testimony Only

Comments:

I support HB 1679. Expecting a 60 day deadline for receiving written consent from unit owners is not reasonable nor is it the best interests of the owners. Allowing electronic voting eases the burden on owners as time and location of the voting location may conflict with already arranged schedules. Making it convient and all inclusive is best for everyone.

Mary Freeman

Ewa Beach

**LATE**

**HB-1679**

Submitted on: 2/23/2026 2:33:11 PM

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

Submitted By	Organization	Testifier Position	Testify
Laurence Chapman	Individual	Support	Written Testimony Only

Comments:

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. No. 1679 addresses the issue by deleting the 60-day language and replacing it with a provision that states: “voting 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.”

I join in the testimony of Anne Anderson in supporting this bill.

**LATE**

**HB-1679**

Submitted on: 2/23/2026 7:12:05 PM

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

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

Comments:

Comments on HB1679

I can imagine the electronic voting will increase owner participation the in the Annual Meetings and on matters that require owner approvals via votes.

This will be great for those owners that live out of the state and even out of the country and even better for those owners that prefer not to be involved in attending Annual Meetings.

the concern is the security of the information pre-voting, during and post voting. How will the owner be validated as being the rightful owner prior and during the voting process. Protocols for Cyber Security? Internal controls for the access to the voting software.

I am aware of an instances where the manual ballots were tampered with or gathered and not turned in for the vote count.

Thank your for allowing the submission of this testimony.

Raelene Tenno - Condo owner since 1990

**LATE**

**HB-1679**

Submitted on: 2/23/2026 10:04:19 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. 1679 for the reasons set forth below.

Please consider M. Anderson reason for support.

I also wanted to inform you of an experience I had as a homeowner at an annual meeting for our association.

It was a second or third meeting due to no quorum, if we had this bill passed I'd be home sooner. Many homeowner did leave the meeting as we started 6:00 or 6:30 pm but it lasted pass midnight so I'd say 12:30 to 1:00 a.m. and this is with Parlimentarian on site.

The count took so long, we had to go through it 3 times. I literally stayed that long as I wanted to see how can this happen, why did they go this far and after all that, it is exactly what Anne Anderson described in her submittal.

Unbelievable, I can't imagine how tireless you all work but for us homeowners, this is uncalled for. Please consider passing this bill.

Sincerely,

Primrose Leong-Nakamoto

**LATE**

**HB-1679**

Submitted on: 2/24/2026 7:26:22 AM

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

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

Comments:

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

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 Ombudsman's Office for Condominium Owners and Associations, you still can do something that will actually help condominium owners.

HB1678 is an opportunity to finally allow democratic and fair elections at condominium associations. The current voting method at most condominium associations in Hawaii, which allows for 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.

Democracy wins when corruption ends.

Respectfully,

Gregory Misakian (as an individual)

**LATE**

**HB-1679**

Submitted on: 2/24/2026 8:29:34 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 Scot Z. Matayoshi, Chair, Representative Tina Nakada Grandinetti, Vice Chair, and Members of the Committee:

I support HB 1679. It will harmonize previous amendments in order to allow for greater efficiencies with direct owner engagement. It is a much-needed amendment for condominium unit owners. **I also join in the written testimony of M. Anne Anderson.**

Sincerely,

Paul A. Ireland Koftinow