

2/25/2022

Sheila Daniels-Henriquez

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(IN FAVOR)

I'm in favor of House Bill 1060 for the following reasons:

I've been living in my Common Ownership Community since 2001 and a Board of Director since 2009. This Bill will help to limit and/or abolish many of the illegal acts, unethical acts, untrained actions from Board of Directors and Management companies, including misappropriation of funds, theft, non communicating important information to the community for decision making and non communication to their fellow board of Directors who speak of their wrongful, illegal,, unethical acts.

Board of Directors become Directors who will neglect, become hostile, harass, and retaliate against those who will report their wrong doings, which includes lies they tell regarding community members who they don't like or who won't become part of their Self GOVERNANCE tactics and majority rules. This includes stealing community funds, misusing community funds for their own personal or for their friends personal gain which is directly contrary to their Bylaws and fiduciary duties. They create their own group of members to gain the majority of votes so they can do as they please. Unfortunately, the only recourse Common Ownership owners have is to seek their own lawyer; that's too costly and extremely stressful this needs to end.

I applaud those who have written House Bill 1060. They have heard the cries of us unfortunate people who are under distress and decided to help them. Now it's your turn to help owners of COC by passing this much needed Bill in its entirety. We as owners need an office where we

can find enforcement for the laws of the state and country. Self Governance does NOT WORK as I mentioned! Honest Board of directors need training, and resources from the state and COC need everything in this Bill. We need the support, protection and enforcements of a HB1060 Bill. Please pass this Bill.

Thank you for your time.