



# DEMOCRATIC CLUB OF LEISURE WORLD

## LEGISLATIVE ADVOCACY |

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SB 758

Condominiums and Homeowners Associations - Elections, Financial Statements,  
and Enforcement

Good afternoon Chairman Smith and members of the Judicial Proceedings Committee:

This testimony is being submitted on behalf of the Democratic Club of Leisure World. Leisure World is a senior community of adults 55+ the current population is approximately 8,500 residents. Leisure World Corporation - a resident led voting body manages our community overseeing 29 housing associations called mutuals. Each mutual controls its own budget, sets its own policies and is governed by a board of directors elected annually by the residents of their mutual. There is a mutual assistant or property manager to ensure mutual policies are upheld and the homeowners needs are met.

There may be Condominium communities where the staff is involved in the election process including working with or for candidates running for board positions, however that is not the case in Leisure World. The property manager re: mutual assistant provides valuable assistance in the election process. Printing ballots, distributing election information to all residents of the mutual and directing any questions pertaining to any candidate to the current president. They provide technical assistance only and do not interfere in the actual election of the candidates. If we are not allowed to use our mutual managers in the election process our HOA fees would be increased by hiring an outside contractor to perform the duties our managers provide as part of their mutual duties. Our residents have not had a problem with our elections and our managers do not interfere in our elections.

We would therefore request Leisure World to be amended out of SB 758.

Thank you for your consideration.

Henry Osborne  
President, Democratic Club of Leisure World

Barbara Levin  
Chair of the Advocacy Committee