

Date Submitted: 2/24/26

Sheila Daniels-Henriquez

HB0955 - In(Favor) with amendments: That the Independent Party described be used whether an election is contested or uncontested.

Testify Date: 2/24/26

My name is Sheila Daniels-Henriquez. I'm in favor of HB0955. I'm here today as a homeowner of a Common Ownership Community (COC). At our 2024 annual election, management was unprepared and only provided 15 ballots, despite our community having three hundred and ten homes. The lack of ballots meant they were unable to properly conduct our election. There were more members at this annual election than there were ballots; therefore, causing a discrepancy in member voting. The Board of Directors (BOD) allowed this to happen.

The Board and management both failed to produce valid documents that would support their stating, I was passed sixty one plus days late in assessment fees. I asked for valid documentation of the late assessment fee repeatedly for a month; the board nor management never sent it to me. But, I knew there was no such late assessment fee attached to my account.

Additionally, during this Annual Election management falsified documents that included financial data not related to my account; these documents made no reference to my name. Management also openly discussed my past financial information extensively in areas which had nothing to do with sixty one past days in assessment fees at this Annual Election.

The following month, management retracted the claim that I was sixty one past days due in assessment fees. However, they offered no apology, and neither management nor the Board acknowledged the error or took any accountability for the mishandling of my financial information and my re-election onto the Board of Directors.

Please pass HB0955; It's greatly needed for transparency, fairness and for the prevention of chaos. Thank you so much for your time and attention.