

## CONDOMINIUM PROPERTY REGIME TASK FORCE

Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii

<https://cca.hawaii.gov/>

### AGENDA

Date: March 6, 2026

Time: 1:00pm

In-Person Meeting Location: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, 1<sup>st</sup> Floor  
Honolulu, Hawaii 96813

Agenda: The agenda was posted to the State electronic calendar as required by Hawaii Revised Statutes (“HRS”) section 92-7(b).

Virtual Participation : Virtual Videoconference Meeting – Zoom Webinar (use link below)

[https://dcca-hawaii-gov.zoom.us/webinar/register/WN\\_r3T9X00KTHikr0ySEWm8P](https://dcca-hawaii-gov.zoom.us/webinar/register/WN_r3T9X00KTHikr0ySEWm8P)  
[A](#)

Phone: +1 669 444 9171 US  
Meeting ID: 844 1038 5260

If you wish to submit written testimony on any agenda item, please email your testimony to [kladao@dcca.hawaii.gov](mailto:kladao@dcca.hawaii.gov) or submit by hard copy mail to: Attn: Condominium Property Regime Task Force, 335 Merchant Street, Room 310, Honolulu, Hawaii 96813. We request submission of testimony at least 24 hours prior to the meeting to ensure that it can be distributed to the task force members.

### **INTERNET ACCESS:**

To view the meeting and provide live oral testimony during the meeting, please use the above link. You will be asked to enter your name in order to access the meeting as an attendee. The Task Force requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., \*\*\*\*\*@\*\*\*mail.com.

Your microphone will be automatically muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that agenda item. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking.

### **PHONE ACCESS:**

If you cannot get internet access, you may get audio-only access by calling the Zoom Phone Number listed at the top on the agenda.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of the agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. So, please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering "\*" and then "9" on your phone's keypad. After entering "\*" and then "9", a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing "\*" and then "6" on your phone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter "\*" and then "6" again to mute yourself.

For both internet and phone access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to five minutes of testimony per agenda item

If connection to the meeting is lost for more than 30 minutes, the meeting will be continued on a specified date and time.

Instructions to attend State of Hawaii virtual board meetings may be found online at <https://cca.hawaii.gov/pvl/files/2020/08/State-of-Hawaii-Virtual-Board-Attendee-Instructions.pdf>

The Task Force may move into Executive Session to consult with the Task Force's attorney on questions and issues pertaining to the Task Force's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a)(4), HRS.

1. Call to Order
2. Old Business
  - a. Approval of Minutes

- i. September 11, 2023
- ii. January 30, 2026

3. New Business

- a. Adoption of meeting rule concerning time limit for public testimony
- b. Education at point of sale

4. Next Meeting: TBD

Virtual Videoconference Meeting – Zoom

Webinar

And

In-Person Meeting  
Location: TBD

5. Adjournment

If you need an auxiliary aid/service or other accommodation due to a disability, contact Kyle Ladao, Administrative Assistant, at (808) 586-3025 or at [kladao@dcca.hawaii.gov](mailto:kladao@dcca.hawaii.gov), as soon as possible, by March 5, 2026. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.

**CONDOMINIUM PROPERTY REGIME TASK FORCE**  
Department of Commerce and Consumer Affairs  
State of Hawaii

**MINUTES OF MEETING**

Date: January 30, 2026

Time: 1:00 p.m.

In-Person Meeting Location: Queen Liliuokalani Conference Room  
HRH King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii 96813

Virtual Participation: Virtual Videoconference Meeting – Zoom Webinar  
<https://dcca-hawaii-gov.zoom.us/j/85468546810>

Present: Philip Nerney, Chairperson  
Lila Mower, Vice Chairperson  
Carol Fukunaga, State Senator  
Sean Quinlan, State Representative  
Dathan Choy, Department of Commerce and Consumer Affairs  
Kealii Lopez, Member  
Raelene Tenno, Member  
Patti Thiele, Member

Kedin Kleinhans, Administrative Assistant  
Shari Wong, Deputy Attorney General  
Rochelle Araki, Technical Support  
Cortnie Tanaka, Technical Support  
Lucian Saikevych, Recording Administrative Assistant

In-Person Guest(s): Gregory Misakian  
Lourdes Scheibert  
Richard Emery  
John Morris  
Jonathan Billings  
Lorie Sides

Virtual Guest(s): Bruce Woodson  
Jeff Sadino  
Karin Lynn  
Sheldon Lee  
Lance Fujisaki  
M. Anne Anderson  
Michael Ayson  
Jon McKenna

Agenda: The agenda for this meeting was posted to the State electronic calendar and filed with the Office of the Lieutenant Governor, as required by Hawaii Revised Statutes (“HRS”) section 92-7(b).

Call to Order: The meeting was called to order at 1:11 p.m., at which time quorum was established.

Old Business: **Approval of Minutes**

October 27, 2023 – Deferred action to next meeting.  
November 30, 2023 – Deferred action to next meeting.  
December 14, 2023 – Deferred action to next meeting.

New Business: **Discussion of Project Report – Five States’ Approaches to Aspects of Condominium Law.**

Ms. Lopez asked if anyone from LRB was present for the meeting.

Chairperson Nerney replied no.

Sen. Fukunaga mentioned that LRB was willing to provide a briefing.

Ms. Lopez indicated that the summary and report “stand on their own” and does not want to delay any progress for a presentation.

Chairperson Nerney asked if anyone was interested in a presentation from LRB.

Ms. Tenno mentioned that a presentation might be of use.

Guest, Gregory Misakian, requested to provide oral testimony.  
Chairperson Nerney recognized Mr. Misakian.

Mr. Misakian expressed concerns that the Task Force has yet to take action on meeting minutes from 2023. With regard to the LRB study, Mr. Misakian was surprised that Hawaii was not written about in the report by RAND. He addressed the need for Hawaii to have an ombudsman’s office. He expressed support for House Bill No. 2453 and Senate Bill No. 3309, which establish an ombudsman program where little to no State funding is required.

Guest, John Morris, requested to provide oral testimony. Chairperson Nerney recognized Mr. Morris.

Mr. Morris stated that he once worked for the Real Estate Branch as its first condominium specialist. He found that mediation was very helpful in condominium disputes. Mr. Morris also commented that information on the Real Estate Branch website needs to get out to the public as there are

great resources available, and educating the public is beneficial. Mr. Morris was not sure if an ombudsman program would be a good idea.

Guest, Richard Emery, requested to provide oral testimony. Chairperson Nerney recognized Mr. Emery.

Mr. Emery introduced himself as having worked in the condominium industry for a long time. Mr. Emery mentioned that the DCCA submits a report to the legislature. In the past year, there were approximately 50 mediations conducted. Mr. Emery wants to know what caused these mediations. He also mentioned that the condominium “world is in a lot of hurt with insurance and HOAs” going up in price. Mr. Emery wanted more factual data for better decision-making.

Guest, Lourdes Scheibert, requested to provide oral testimony. Chairperson Nerney recognized Ms. Scheibert.

Ms. Scheibert mentioned that she is passionate about the housing situation in Hawaii. She agreed with Mr. Morris on mediation and believes that the missing part is educating the homeowners. Ms. Scheibert believes that homeowners do not know the process of mediation and that more education is needed.

Ms. Tenno agreed with Ms. Scheibert.

Ms. Scheibert thanked the Task Force for their hard work and also mentioned that Jonathan Billings of Vertical Hawaii was a great educational resource.

Guest, Jeff Sadino, requested to provide oral testimony. Chairperson Nerney recognized Mr. Sadino.

Mr. Sadino noted that one piece missing from the LRB report was condominium governance.

Guest, Gregory Misakian, requested to provide oral testimony. Chairperson Nerney recognized Mr. Misakian.

Mr. Misakian commented that mediation, from his past experience, does not work. He reiterated that the proposed ombudsman office will be at little to no cost to the State. Mr. Misakian noted that attorneys like mediation because they make a lot of money through mediation. He advocated putting power back with the homeowner.

Guest, Karin Lynn, requested to provide oral testimony. Chairperson Nerney recognized Ms. Lynn.

Ms. Lynn asked if the overview of the LRB report prepared by Sen. Fukunaga's staff would be made available.

Chairperson Nerney responded yes.

Vice Chairperson Mower mentioned that Mr. Sadino's, Mr. Emery's, and Mr. Misakian's comments were important – it is important to try and figure out why mediation occurs. Vice Chairperson Mower asked how the mediation case summaries prepared by the Real Estate Branch are made.

Mr. Choy responded that the mediation case summaries published are essentially the information the Real Estate Branch receives.

Vice Chairperson Mower commented that the DCCA has relied on management companies to disperse information. She added that there has to be a better way for the public to gain access to information.

Ms. Lopez recommended moving the meeting toward the topic of recommendations in the report.

Guest, Richard Emery, requested to provide oral testimony. Chairperson Nerney recognized Mr. Emery.

Mr. Emery questioned the cost of having an ombudsman program. He suggested consulting with the DCCA about how much an ombudsman's office will cost and of the potential obstacles there may be.

Guest, Gregory Misakian, requested to provide oral testimony. Chairperson Nerney recognized Mr. Misakian.

Mr. Misakian stated that an ombudsman's office would cost approximately \$425,000 annually.

Ms. Lopez indicated that Task Force meetings should not be a back-and-forth between public testifiers and requested the Task Force to implement a new rule establishing a one-minute time limit on subsequent oral testimony if a public testifier had previously provided oral testimony on the same agenda item.

Upon a motion by Ms. Tenno, seconded by Ms. Lopez, it was voted on and unanimously carried to implement a new rule establishing a one-minute time limit on subsequent oral testimony if a public testifier had previously provided oral testimony on the same agenda item.

Chairperson Nerney directed the meeting focus toward the LRB study. He stated that the Task Force need to provide a report to the State Legislature by June 30, 2026.

Chairperson Nerney explained that condominiums are a creature of statute, noting that private ownership of private real estate are not social services. Owners are provided due process, and arbitration cannot be involuntarily mandated. He cited the 2019 court case, *Sakal v. Association of Apartment Owners of Hawaiian Monarch*.

Ms. Lopez asked if the Task Force could focus its work using the overview of the LRB report prepared by Sen. Fukunaga's staff.

Chairperson Nerney suggested the Task Force start its discussion on the topic of education at the point of sale.

Mr. Choy expressed concerns that prospective purchasers may not read the sale documents prior to signing. He added that secondary sales fall under HRS chapter 508D.

Chairperson Nerney noted that further education for real estate licensees is also needed.

Ms. Thiele stated that prospective purchasers need content that is easier to digest as too much education could have an adverse effect.

Ms. Tenno commented that education needs to be geared towards homeowners, and educating homeowners should not be left to real estate licensees.

Vice Chairperson Mower asked whether information can be put on Form RR105c.

Mr. Choy responded that Form RR105c is a private industry document and not a State government form.

Ms. Lopez mentioned that the Task Force's report to the State Legislature should include recommendations to require real estate licensees who engage in the sale of condominium units to take certain continuing education courses regarding condominiums.

Chairperson Nerney noted that real estate licensing is provided under HRS chapter 467.

Mr. Choy explained that under HRS chapter 467, the principle broker is responsible for its agents.

Upon a motion by Chairperson Nerney, seconded by Ms. Tenno, it was voted on and unanimously carried to request that DCCA provide the Task Force proposed language to require real estate licensees who engage in the sale of condominium units to take certain continuing education courses regarding condominiums.

Guest, Lorie Sides, requested to provide oral testimony. Chairperson Nerney recognized Ms. Sides.

Ms. Sides introduced herself as the condominium education specialist for the Real Estate Branch. She reported that the Real Estate Branch created three documents for prospective purchasers: (1) Condominium Fact Sheet; (2) Checklist for Condominium Buyers; and (3) Realities of Condo Ownership.

Ms. Tenno requested Ms. Sides if she could email the Task Force those documents. Ms. Sides affirmed.

Ms. Lopez stated that the Hawaii Real Estate Commission needs more condominium expertise, for example, add or replace members with public members who are involved in condominiums.

Sen. Fukunaga reported that owners do not feel they are being properly represented. Discussion is needed to promote greater financial transparency.

Chairperson Nerney agreed there should be condominium experts for, or on, the Hawaii Real Estate Commission.

Ms. Lopez mentioned that one option could be to add reserve specialists or individuals with relevant condominium expertise to the Hawaii Real Estate Commission's composition.

Vice Chairperson Mower agreed. She recalled attending a Hawaii Real Estate Commission meeting and during its discussion she heard someone mention that "owners are not considered stakeholders."

Guest, Richard Emery, requested to provide oral testimony. Chairperson Nerney recognized Mr. Emery.

Mr. Emery noted that the Hawaii Real Estate Commission meeting agendas typically do not include many condominium matters for discussion.

Ms. Lopez inquired whether association managers should be regulated.

Chairperson Nerney responded that a Sunrise Analysis would be required. He cited previous testimony of the Hawaii Real Estate Commission which noted that a Sunrise Analysis for association managers was done in the past. At the time, the study found that regulation was unnecessary.

Guest, Gregory Misakian, requested to provide oral testimony. Chairperson Nerney recognized Mr. Misakian.

Mr. Misakian reported that the Hawaii Real Estate Commission does address condominium matters. He cited prior disciplinary actions issued against a condominium managing agent; however, there are still issues with managing agents that need to be addressed.

Vice Chairperson Mower inquired of the “CMA” registration.

Mr. Choy explained that the CMA registration is only issued to trust companies. Currently, all managing agents operate through a Hawaii Real Estate Broker license.

Mr. Choy clarified that the Hawaii Real Estate Commission does cover condominium issues, which also include requests regarding owner-occupancy.

Chairperson Nerney suggested the Task Force break down discussion topics by meeting.

Next Meeting: TBD

Adjournment: The meeting adjourned at 3:08 p.m.

Reviewed and approved by:

/s/ Philip Nerney

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(Mr.) Philip Nerney  
Task Force Chairperson

02/23/26 (Date Drafted)

( ) Minutes approved as is.

( ) Minutes approved with changes:

PN:kl:kck:ls

**CONDOMINIUM PROPERTY REGIME TASK FORCE**  
Department of Commerce and Consumer Affairs  
State of Hawaii

**MINUTES OF MEETING**

Date: October 27, 2023

Time: 2:00 p.m.

In-Person Meeting Location: Queen Liliuokalani Conference Room  
HRH King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii 96813

Virtual Participation: Virtual Videoconference Meeting – Zoom Webinar  
<https://dcca-hawaii-gov.zoom.us/j/83731133824>

Present: Senator Carol Fukunaga, Member  
Representative Sean Quinlan (Member)  
Dathan Choy, DCCA, Member (Zoom)  
Lila Mower, Member (Zoom)  
Philip Nerney, Member  
Raelene Tenno, Member (Zoom)  
Pattie Thiele, Member (Zoom)  
Shari Wong, Deputy Attorney General (Zoom)  
Kyle Ladao, DCCA, Administrative

Guests: Dale Head  
Lourdes Scheibert  
Gordon Arakaki  
Richard Emery

Excused: Keali'i Lopez, Member  
Elaine Panlilio, Member  
Benedyne Stone, DCCA Member

Zoom Webinar Guest(s): Christopher Goodwin  
Denise Santilena  
Frank Ragozionski  
Gary Simon  
Greg Misakian  
Jeff Saldino  
Lance Fujisaki  
Rachel Glanstein  
Sheldon Lee  
Steve Glanstein  
Kedin Kleinhans

Agenda: The agenda for this meeting was posted to the State electronic calendar and filed with the Office of the Lieutenant Governor, as required by Hawaii Revised Statutes (“HRS”) section 92-7(b).

Call to Order: The meeting was called to order at 2:04 p.m., at which time quorum was established.

Old Business: Review of Final Report to the Legislature

New Business: Barriers to mediation access

The Task Force further discussed topics of discussion for upcoming meetings:

- 1) Collections and Dispute Resolution Mechanisms.
- 2) Identify data and resources needed to make informed decisions.  
Requested an overview from DCCA on processes used previously to address ADR. Understanding the volume and understanding how significant a problem we are addressing.
- 3) Suggested that there might be a need for funding to conduct a full study and independent assessment on the efficacy of these programs.
- 4) Focus on ADR, including past and/or legislative attempts, e.g. condo court, ombudsman.
- 5) Request mediation centers to provide more data on what the disputes are about such as topics such as architectural disputes, deferred maintenance, insurance issues, etc.

Next Meeting: TBD

Adjournment: The meeting adjourned at 4:30 p.m.

Reviewed and approved by:

/s/ Philip Nerney

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(Mr.) Philip Nerney  
Task Force Chairman

Taken and recorded by:

/s/ Kyle-Lee Ladao

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(Mr.) Kyle-Lee Ladao  
Administrative Assistant

KNL  
12/01/23

( ) Minutes approved as is.

( ) Minutes approved with changes:

**CONDOMINIUM PROPERTY REGIME TASK FORCE**  
Department of Commerce and Consumer Affairs  
State of Hawaii

**MINUTES OF MEETING**

Date: November 30, 2023

Time: 1:30 p.m.

In-Person Queen Liliuokalani Conference Room

Meeting HRH King Kalakaua Building

Location: 335 Merchant Street, First Floor  
Honolulu, Hawaii 96813

Virtual Virtual Videoconference Meeting – Zoom Webinar

Participation: <https://dcca-hawaii-gov.zoom.us/j/83298129616>

Present: Philip Nerney (Chair)  
Lila Mower (V. Chair)  
Senator Carol Fukunaga (Member)  
Representative Sean Quinlan (Member)  
Keali'i Lopez (Member)  
Elaine Panlilio (Member)  
Raelene Tenno (Member)  
Pattie Thiele (Member)  
Shari Wong, Deputy Attorney General  
Dathan Choy (Administrative Staff)

Guests: Edward Hsu  
Dale Head  
Aaron Cavagnolo  
Mark Brown  
Greg Misakian  
Jeff Sadino

Agenda: The agenda for this meeting was posted to the State electronic calendar and filed with the Office of the Lieutenant Governor, as required by Hawaii Revised Statutes ("HRS") section 92-7(b).

Call to Order: The meeting was called to order at 1:30 p.m., at which time quorum was established.

Old Business: There was renewed discussion about the handling and inclusion of unfinished items from prior meetings. Several members referenced outstanding requests and documentation discrepancies, but after review, it was generally agreed that nothing specific was currently

slated in this section of the agenda, and so officially, there was no old business to address at this meeting.

New Business

- a. Proposed Discussion Draft of Interim Report  
The focus of new business was the consideration of a discussion draft for the task force's required interim report to the legislature. Chair Nerney introduced the draft, emphasizing its preliminary nature and soliciting input from all members. There was a wide-ranging discussion on systemic problems within current condominium dispute resolution structures in Hawaii, touching on lack of board transparency, high legal costs, and challenges faced by condo owners seeking fair treatment. Public testimony played a significant role, with multiple speakers sharing experiences that highlighted the urgency for reform. Consensus emerged to request the Legislative Auditor's assistance in conducting a comprehensive review, including best practices from other jurisdictions, an examination of state administrative structures (including RICO and the Real Estate Commission), and the effectiveness of mediation and alternative dispute resolution currently in use. There was also considerable dialogue about the scope, expectations, and past studies' impact.
- b. Proposed Discussion Draft of Bill to Amend Alternative Dispute Resolution Procedures. A second major topic was a proposed bill draft aimed at amending procedures for alternative dispute resolution (ADR) related to condominium governance. Members and attendees examined whether the draft adequately addressed issues such as ethical standards, effective mediation processes, and balancing power between unit owners and boards or management. The group discussed incentives for good-faith participation in mediation, concerns over the costs and fairness of arbitration and mediation and debated the appropriate qualifications for mediators and decision-makers. Several members and public participants voiced the need for stronger enforcement, consumer protection, transparency, and a more accessible dispute resolution system.

Ultimately, while the drafts provided by Chair Nerney served as useful focal points for discussion, participants agreed further revisions and broad input were necessary before any recommendations could be finalized. Members were encouraged to submit written comments and suggestions for both the interim report and the draft legislation before the next meeting.

Next Meeting: The task force recognized the need to convene once more before submitting the interim legislative report, given impending deadlines. Members agreed that all recommendations and agenda items for the next meeting should be submitted to Kyle Ladao in advance. The group discussed logistical challenges related to scheduling and location, especially to ensure public accessibility. It was agreed that the administrative team would follow up promptly to finalize the date, aiming for a meeting before December 27, 2023.

Adjournment: With no further business, the meeting was adjourned by the Chair at 4:25 p.m

Reviewed and approved by:

/s/ Philip Nerney

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(Mr.) Philip Nerney  
Task Force Chairman

Taken and recorded by:

/s/ Kyle-Lee Ladao

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(Mr.) Kyle-Lee Ladao  
Administrative Assistant

KNL  
12/14/2023

- ( ) Minutes approved as is.
- ( ) Minutes approved with changes:

**CONDOMINIUM PROPERTY REGIME TASK FORCE**  
Department of Commerce and Consumer Affairs  
State of Hawaii

**MINUTES OF MEETING**

Date: December 14, 2023

Time: 1:30 p.m.

In-Person Meeting Location: Hawaii State Capitol, Conference Room 430  
415 South Beretania St.  
Honolulu, Hawaii 96813

Virtual Virtual Videoconference Meeting – Zoom Webinar

Participation: <https://dcca-hawaii-gov.zoom.us/j/81670970587>

Present: Philip Nerney (Chair)  
Lila Mower (V. Chair)  
Senator Carol Fukunaga (Member)  
Representative Sean Quinlan (Member)  
Keali'i Lopez (Member)  
Elaine Panlilio (Member)  
Raelene Tenno (Member)  
Pattie Thiele (Member)  
Andrew Kim, Deputy Attorney General  
Dathan Choy (Administrative Staff)

Guests: Antonio Vierra  
Dale Head  
Karin Lynn  
Lourdes Scheibert  
Greg Misakian  
Colonel Mark Brown

Agenda: The agenda for this meeting was posted to the State electronic calendar and filed with the Office of the Lieutenant Governor, as required by Hawaii Revised Statutes (“HRS”) section 92-7(b).

Call to Order: The meeting was called to order at 1:30 p.m., at which time quorum was established.

Old Business: Approval of Minutes  
The approval of minutes from October 27, 2023, and November 30, 2023,

was discussed. It was noted that the draft of the October 27, 2023, minutes was incomplete and had not been posted; there was uncertainty regarding automatic acceptance if no action is taken after thirty days, an issue the Chair agreed to research. The November 30, 2023, minutes were also not available. As a result, approval of the minutes for both meetings was deferred to a future session.

a. Proposed Discussion of Draft Interim Report Tasking Items for the Legislative Auditor. The primary focus of new business was a comprehensive discussion of the proposed interim report for submission to the legislature, specifically the items for the Legislative Reference Bureau (LRB) to study. The task force members considered and refined a list of topics, reaching consensus on requesting the LRB to investigate best practices and effective processes regarding:

- Ombudsman programs relating to condominiums
- Licensing of persons involved in the management of condominiums
- Alternative dispute resolution processes for condominium disputes
- The government's role in regulating and enforcing condominium governance (apart from ombudsman structures)
- Homeowner education at the point of sale
- Owner access to association documents

Jurisdictions selected for comparison included Nevada, Massachusetts, Florida, California, Delaware, and other jurisdictions at the LRB's discretion. The discussion emphasized a focus on what models best serve unit owners' interests, effective preventive mechanisms, transparent regulatory frameworks, and efficient, equitable enforcement and educational strategies. Public testimony underscored the chronic issues in condominium governance and supported the need for these areas of study.

After deliberation, the task force authorized Chair Phil Nerney and Vice Chair Lila Mower to prepare and submit the interim report incorporating these priorities, with the report due by December 28, 2023

The task force recognized the need to convene once more before

submitting the interim legislative report, given impending deadlines. Members agreed that all recommendations and agenda items for the next meeting should be submitted to Kyle Ladao in advance. The group discussed logistical challenges related to scheduling and location, especially to ensure public accessibility. It was agreed that the administrative team would follow up promptly to finalize the date, aiming for a meeting before December 27, 2023.

Next Meeting:

The date for the next meeting was left to be determined and will be announced once scheduling can be confirmed.

Adjournment:

With no further business, the meeting was adjourned by the Chair at 4:21 p.m

Reviewed and approved by:

/s/ Philip Nerney

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(Mr.) Philip Nerney  
Task Force Chairman

Taken and recorded by:

/s/ Kyle-Lee Ladao

\_\_\_\_\_  
(Mr.) Kyle-Lee Ladao  
Administrative Assistant

KNL  
12/27/2023

- ( ) Minutes approved as is.
- ( ) Minutes approved with changes: