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# A BILL FOR AN ACT

RELATING TO CONDOMINIUMS.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. The legislature finds that the board of  
2 directors of each association of apartment owners has broad  
3 powers that impact its members, such as adopting and amending  
4 budgets for revenues, expenditures, and reserves; hiring and  
5 discharging management agents and other independent contractors,  
6 agents, and employees; instituting, defending, or intervening in  
7 litigation or administrative proceedings affecting the  
8 condominium; regulating the use, maintenance, repair,  
9 replacement, and modification of common elements; imposing and  
10 receiving payments, fees, or charges for the use, rental, or  
11 operation of the common elements; imposing charges and  
12 penalties, including late fees and interest, for late payment of  
13 assessments; and levying fines for violations of the  
14 association's declaration, bylaws, and rules and regulations.

15           The legislature further finds that the boards of directors  
16 of associations of apartment owners represent the homeowners in  
17 managing a condominium, but the homeowners are vested with the  
18 ultimate decision-making power. Clarifying board member



1 responsibilities regarding board meetings and the nature and  
2 process of an owner's participation in deliberations or  
3 discussions of a board will help foster accountability and  
4 transparency for owners and board members in a condominium  
5 association.

6 The purpose of this Act is to:

- 7 (1) Clarify that a violation of specific provisions of the  
8 State's condominium law by a condominium board of  
9 directors or its officers or members may be a  
10 violation of fiduciary duty, but provides a safe  
11 harbor provision for a board member who votes for  
12 compliance or rescinds or withdraws the violating  
13 conduct;
- 14 (2) Balance the right of association members to speak and  
15 participate in deliberations and discussions of a  
16 board, while ensuring that a board is able to complete  
17 its agenda in a timely manner;
- 18 (3) Require the notice for board meetings to include a  
19 list of items expected to be on the meeting agenda;  
20 and



1           (4)   Require unapproved final drafts of the minutes of a  
2                   board meeting to be available within thirty days after  
3                   the meeting.

4           SECTION 2.   Section 514B-106, Hawaii Revised Statutes, is  
5 amended by amending subsection (a) to read as follows:

6           "(a)   Except as provided in the declaration, the bylaws,  
7 subsection (b), or other provisions of this chapter, the board  
8 may act in all instances on behalf of the association. In the  
9 performance of their duties, officers and members of the board  
10 shall owe the association a fiduciary duty and exercise the  
11 degree of care and loyalty required of an officer or director of  
12 a corporation organized under chapter 414D. Any violation by a  
13 board or its officers or members of the mandatory provisions of  
14 section 514B-161 or 514B-162 may constitute a violation of the  
15 fiduciary duty owed pursuant to this subsection; provided that a  
16 board member may avoid liability under this subsection by  
17 indicating in writing the board member's disagreement with such  
18 board action or rescinding or withdrawing the violating conduct  
19 within forty-five days of the occurrence of the initial  
20 violation."



1 SECTION 3. Section 514B-125, Hawaii Revised Statutes, is  
2 amended to read as follows:

3 "~~[+]§514B-125[+]~~ **Board meetings.** (a) All meetings of the  
4 board, other than executive sessions, shall be open to all  
5 members of the association, and association members who are not  
6 on the board ~~[may]~~ shall be permitted to participate in any  
7 deliberation or discussion, other than executive sessions,  
8 ~~[unless a majority of a quorum of the board votes otherwise.]~~  
9 pursuant to owner participation rules adopted by the board.

10 (b) Following any election of board members by the  
11 association, the board may, at the board's next regular meeting  
12 or at a duly noticed special meeting, establish rules for owner  
13 participation in any deliberation or discussion at board  
14 meetings, other than executive sessions. A board that  
15 establishes such rules pursuant to this subsection:

- 16 (1) Shall notify all owners of these rules; and
- 17 (2) May amend these rules at any regular or duly noticed  
18 special meeting of the board; provided that all owners  
19 shall be notified of any adopted amendments.

20 ~~[-(b)-]~~ (c) The board, [with the approval of a majority of a  
21 ~~quorum of its members,]~~ by majority vote, may adjourn a meeting



1 and reconvene in executive session to discuss and vote upon  
2 matters:

- 3 (1) Concerning personnel;
- 4 (2) Concerning litigation in which the association is or  
5 may become involved;
- 6 (3) Necessary to protect the attorney-client privilege of  
7 the association; or
- 8 (4) Necessary to protect the interests of the association  
9 while negotiating contracts, leases, and other  
10 commercial transactions.

11 The general nature of any business to be considered in executive  
12 session shall first be announced in open session.

13 [~~(e)~~] (d) All board meetings shall be conducted in  
14 accordance with the most recent edition of Robert's Rules of  
15 Order Newly Revised. Unless otherwise provided in the  
16 declaration or bylaws, a board may permit any meeting to be  
17 conducted by any means of communication through which all  
18 directors participating may simultaneously hear each other  
19 during the meeting. A director participating in a meeting by  
20 this means is deemed to be present in person at the meeting. If  
21 permitted by the board, any unit owner may participate in a



1 meeting conducted by a means of communication through which all  
2 participants may simultaneously hear each other during the  
3 meeting, provided that the board may require that the unit owner  
4 pay for the costs associated with the participation.

5 ~~[(d)]~~ (e) The board shall meet at least once a year. Notice  
6 of all board meetings shall be posted by the managing agent,  
7 resident manager, or a member of the board, in prominent  
8 locations within the project seventy-two hours prior to the  
9 meeting or simultaneously with notice to the board. The notice  
10 shall include a list of business items expected to be on the  
11 meeting agenda.

12 ~~[(e)]~~ (f) A director shall not vote by proxy at board  
13 meetings.

14 ~~[(f)]~~ (g) A director shall not vote at any board meeting on  
15 any issue in which the director has a conflict of interest. A  
16 director who has a conflict of interest on any issue before the  
17 board shall disclose the nature of the conflict of interest  
18 prior to a vote on that issue at the board meeting, and the  
19 minutes of the meeting shall record the fact that a disclosure  
20 was made.



1 "Conflict of interest", as used in this subsection, means  
2 an issue in which a director has a direct personal or pecuniary  
3 interest not common to other members of the association."

4 SECTION 4. Section 514B-126, Hawaii Revised Statutes, is  
5 amended by amending subsection (c) to read as follows:

6 "(c) Minutes of all meetings of the board shall be  
7 available within seven calendar days after approval, and  
8 unapproved final drafts of the minutes of a meeting shall be  
9 available within [~~sixty~~] thirty days after the meeting; provided  
10 that the minutes of any executive session may be withheld if  
11 their publication would defeat the lawful purpose of the  
12 executive session."

13 SECTION 5. Statutory material to be repealed is bracketed  
14 and stricken. New statutory material is underscored.

15 SECTION 6. This Act shall take effect on July 1, 2017.



**Report Title:**

Condominiums; Condominium Association Members; Board Members;  
Board Meetings; Notice

**Description:**

Specifies that condominium boards may be in violation of fiduciary duty for violating the mediation and arbitration requirements of the condominium law. Allows association member participation in board meetings pursuant to rules established therefor. Requires board meeting notices to list items on the meeting agenda. Requires unapproved final drafts of meeting minutes to be available within 30 days after the meeting.

(HB832 CD1)

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

