

I'm John Avignone, a condo owner and association president here to speak against House bill #6620. I purchased my condo in 2007, joined the condo board and became President two years ago.

Our board meets 6-8 times per year. We welcome members to attend; we've hosted meetings specifically to report on status and engage discussion.

Two years ago our board led an RFP process; we interviewed 7 companies. Our new property manager is an active member of the Community Association Institute (CAI), well versed in condo management, law, and governance. Before I assumed Presidency two years ago, our capital reserves totaled just more than \$100,000. Through a variety of cost-saving measures, they exceed \$150,000. We are currently exploring a major energy conservation overhaul of our buildings w/ support from the CT State Energy Fund. Service requests are completed within a week. Our board is re-prioritizing major improvements as well as cosmetic enhancements. The finances, morale and look of our community have dramatically improved.

Of course, there have been challenges-- residents with narcotics charges, larceny, and hoarding issues, hygiene and odor problems, and foreclosures.

I cannot imagine accomplishing what we have or navigating through these issues without the guidance of our property manager, a CAI representative.

Despite our progress and successes and work within the new legislation, we do have a few owners who on insist on adding more meetings, more committees, more policies and more oversight.

One of our residents wrote, selectively distributed, and collected, tallied and reported at member and board meetings, insisting the board taking action on EACH item. He calls this an exercise to promote integrity and impartiality? Many of the signers later told board members they didn't realize this was not a board or Association-led survey. No name and intentions appeared on the paper. It's not unusual for homeowners to act out of emotion when told to take immediate measures to protect their property.

In a condo community it is impossible to please all the owners all the time. We do the absolute best we can; we believe that the majority of owners at

Colonial Village are pleased with the way we operate. Condo owners, like house owners, taxpayers and voters, need to be informed, active, and effective with vast resources available.

I can tell you that the vast majority of consumers do not understand organizational process and financial reporting. It's likely an ombudsman will be flooded with calls at all levels, with routine questions and few viable disputes.

I should note that I have not been asked to speak by my association's property manager or its board, but come of my own accord, and at the urging of friends in the property management field as well as friends who own condos.

No condo owner wants to see its fees increased, especially at the expense of a new state program when available resources already exist.

The Community Association Institute exists now as a private resource to help condo owners and associations. This state cannot afford to duplicate resources.

What we cannot do is allow the creation of another layer of bureaucracy to become a vacuum of chaotic, baseless claims. Don't believe for a moment that we lack efficient resources to effectively manage property, enhance our property values, and promote a quality of life. We are doing that now with a team of business leaders and condo owners working together.