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**Mr. Alex Tsarkov
Legislative Aide
Judiciary Co-Chair
Hartford, CT**

Subject: HB6629, HB1205, HB1208

Ladies and Gentlemen:

Thank you for the opportunity to address you regarding the proposed condo bills.

My name is Richard Sullo, 353 East Mitchell Ave., Cheshire, CT 06410. I have lived in three different condo complexes in the past 25 years, having served on a condo board for five years in one condo as well as president of the board.

Approximately four years ago, I purchased a condo in a senior housing complex. Many of my neighbors are elderly and many with health issues, which restrict their ability to deal with issues. I discovered that a small cadre of people who ran it like a dictatorship had dominated the board for over two decades.

Access to board meetings was made difficult. More import, access to financial records was made impossible. We wished to review and copy our financial records, a right provided by the Connecticut State laws. For many months this was not provided. When we finally were able to look at the records, the property manager was instructed by the board not to allow us to make copies.

Our bylaws required that the board provide the owners with an annual financial report 90 days after the end of the fiscal/calendar year. The bylaws further require this report to be completed by a CPA. When the report was submitted to the owners, after about five months, it was not done by a CPA. My discussion with the property manager confirmed my suspicion that the treasury has prepared it with assistance from "an auditor". I spoke with the "auditor" and found that he had no professional credentials and was not a CPA.

To make matters worse, the treasurer of the association was employed as a contractor doing repair and maintenance work at the complex, inspecting his own work and writing his own checks.

I was able to obtain enough information that I determined that our cash balance at the end of the year was approximately \$7,600 more than that stated in the report. All in all, this raised a "red flag" to a number of the owners. We challenged the board to adhere to the bylaws, do the report over with a CPA, to adhere to the bylaws and resubmit it to the owners. To get them to do this took the assistance of an attorney and CPA to give us the professional assistance we required to make this happen. When the corrected report was provided, it showed the addition of \$7,600 to the end of year cash balance.

This financial mismanagement is just one grievous example of the disregard for state law and the bylaws that we experienced. Financial transparency is critical for property owners in order to insure that things are as stated. We may not agree with the board about things like the color of the doors or the quality of maintenance being done, but we MUST feel confident that our funds are not being misused.

I support the proposed condo laws as long as user fees fund them. They would provide condo owners a resource, short of engaging an attorney, in order to keep our boards complying with the bylaws and state statutes. When we purchase a condo, we review the bylaws and agree to them. We are expected to live in accordance with them within the community. The board also has that obligation.

Thank you for your time.

Yours truly,

Richard Sullo