

I am writing in support of HB 5511, to please change the rules regarding the votes on the budget as they now stand. It is a great disservice to condo owners that those that do not vote on condo budgets should be considered as a yes vote. Here in Heritage Village in Southbury Ct. we have had 18 years of increased monthly maintenance fees without any regard to those who must pay these ever increasing fees on fixed income. In small condos, the management has contact with and is influenced by different concerns expressed by owners. Here, with over 2500 different units there is little or no contact with those who represent the management for us. I have never heard of any election where those NOT voting are considered to be in agreement with what ever the vote is for as is now law for condos here in Ct. Please give us the same power that those who do vote have on any election outcome. As it now stands those of us concerned enough to vote are ignored by management as their ace in the hole is the fact that many older people can not and a few simple do not care enough to vote. Please bring some fairness to us by permitting a majority vote to count, as in any other election in the United States. Thank you in advance for your efforts,

Adele Walter
Heritage Village
Southbury Ct.