Testimony in support of the passage of

HB 5511 AN ACT CONCERNING THE BUDGET, SPECIAL ASSESMENTS AND ASSIGNMENT OF FUTURE INCOME APPROVAL PROCESS IN COMMON INTEREST OWNERSHIP COMMUNITIES.

Proposed to the Joint Judiciary Committee

By Charles G. Vochis

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I would like to thank the chairman and vice chairman and all the members of the Joint judiciary committee for their forbearance and attention in this matter.

Honored Senators and Representatives of the Ct. General Assembly and members of this community I would personally like to attest to the fact that on the last budgetary vote in Heritage Village the following occurred:

A) Of the 2,580 unit owners with a vote only 1,786 were voted.
B) Of those who voted 1,199.961 unit owners voted to reject the proposed budget meaning 72% of the voters.
C) There were 594.419 votes to accept the budget meaning 33% of those who actually voted.
D) 40 ballots were disqualified for reasons unknown.
E) The budget however was approved as 754 units not voted were counted as yes votes.

Ladies and Gentlemen as you can see from the above numbers the residents who take the greatest interest in our condominium have essentially been victimized by the current law: furthermore, it is counterintuitive to consider a failure to vote as anything but an abstention and should not be taken as a yea or a nay vote. I put it to you Honorable Members of this Committee regardless of party affiliation if this type of law were used in a general election and a failure of a registered voter to vote was counted as a vote for your opposing candidate you would feel as we do that the rule of law and the democratic process had been violated!

I wish again to thank the members of this committee and plead to you that HB 5511 be passed to the general assembly and not die in committee.

Sincerely,

Charles G. Vochis