

This testimony is in support of the passage of the HB5511 Act proposed to the Joint Judiciary Committee.

HB5511 An Act Concerning the Budget, Special Assessments and Assignment of Future Income Approval Process in Common Interest Ownership Communities.

Testimony by

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We would like to thank the Chairman and Vice Chairman and all members of the Joint Judiciary Committee for their attention to this matter.

Honored Senators and Representatives of the Connecticut General Assembly and members of this community, we personally attest to the fact that on the last budgetary vote in Heritage Village, the following scenario occurred:

1. Of the 2500 unit owners eligible to vote, only 1786 owners voted.
2. Of those who voted, 1200 unit owners rejected the proposed budget.
3. There were 594 votes to accept the budget.
4. The budget was approved even though 72% of the unit owners, who voted, **rejected** the budget. The 754 unit owners who did not vote were counted as "yes" votes for the budget.

Honorable Members of this Committee, we request that you support this proposal which will bring fairness to the budgetary process for common interest ownership communities. There is a feeling of helplessness and resentment that our votes do not count. Why should the approval process for a condominium be any different than a general election?

If the general election was decided by people who did not vote, our state would be in trouble. My sincere appreciate for all the work you put into this matter. You can make a difference for those of us who believe in democracy, in our government, and in the laws which rule our homestead.

Respectfully submitted,

Elizabeth and Nicholas Bianco