

Date: Wed, 20 Mar 2013 14:46:23 -0500

Subject: Re: Raised Bill 6513

Testimony in Support of the Passage of Raised Bill 6513
AN ACT CONCERNING THE BUDGET AND SPECIAL ASSESSMENTS
APPROVAL PROCESS IN COMMON INTEREST OWNERSHIP COMMUNITIES

Proposed to the Judiciary Committee

I respectfully request that you pass Raised Bill 6513 to the General Assembly and that it not die in committee.

This bill will provide a democratic process for the approval/rejection of a budget. My reasons for the above request are that our past history will support the fact that only a budget that is considered unreasonable by a majority of those who VOTE would not be passed. The history of the budget vote in 2011 demonstrated the lack of democratic process where two thirds of VOTERS voted to reject the budget and it passed because approximately 780 units cast no ballot. Furthermore, approximately 10-15% of the units in Heritage Village are not occupied by the unit owners either because they have been foreclosed, passed into an estate or are being used as rental properties. The simple math illustrates that approximately 258 units might not have any interest in voting on the budget making it almost impossible to reject a budget if it is automatically considered passed once accepted by the board of trustees rather than requiring a vote yea or nay on the budget presented and accepted by the board.

Thank you very much and hopefully you will all see the lack of democratic process on voting where the unit owners are essentially bypassed.

Respectfully,

Salvatore A. Pace M.D.

Unit 891A Heritage village