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TESTIMONY OF RICHARD J. WECHTER IN PARTIAL OPPOSITION TO GENERAL ASSEMBLY RAISED BILL No. 457-AN ACT CONCERNING REVISIONS TO THE COMMON INTEREST OWNERSHIP ACT

Raised Bill No. 457, proposes, in part, to require that any final vote on action to be taken by the executive board shall be taken by a roll call vote. It is respectfully requested that the use of the term “roll call vote” be eliminated and substitute language be adopted.

I am a Vice President and Property Manager at Westford Real Estate Management, LLC where I currently manage approximately 1050 condominium units. I am also a member of the Legislative Action Committee of the Connecticut Chapter of the Community Associations Institute.

The General Assembly SHOULD NOT adopt Raised Bill No. 457 with respect to the requirement of a roll call vote on all final actions taken by an executive board. This requirement is overly formalistic and suggests that executive board meetings must be run in an identical manner to local government meetings. It is suggested that the following language be substituted for the roll call provision: “The minutes of all executive board meetings shall contain a record of how each board member cast their vote on any final action proposed to be taken by the executive board.”

I thank the Committee for the opportunity to offer this testimony.

Respectfully Submitted,

Richard J. Wechter  
Vice President  
Westford Real Estate Management, LLC