

To: The House Corporations Committee, RI Legislature

From: Karen M Bell MD MMS

Date: March 5, 2025

RE: Additional Testimony for H 5156

Thank you again for allowing me to submit testimony of both this bill and H5824 yesterday. I appreciated both the opportunity to share my thoughts and concerns and to experience the rule making process at the state level in RI.

In addition to the importance of updating the RI Condominium Act to reflect our collective dependence on electronic communications with respect to engaging and keeping unit owners informed of the work of an Executive Board, I wish to add some data that emphasizes the financial costs of required communications through the US Postal Service.

These costs occur in two areas:

1. General Postage: Over \$5000 was spent on postage by Louisquisset Country Club Condominium Association in FY 2024.
2. Printing: The Association was billed around \$30,000 by FirstService Residential, our property management company in 2021, for printing notices and information related to budgets and elections. While this amount has not increased since that time, it has remained relatively constant.

From the perspective of our unit owners, \$35,000 in costs equates to \$7 a month on our HOA fee, which has risen to \$525 in FY 2025 from \$400 in 2020 due to increases in cost of living, supplies, and the continued need to address deteriorated infrastructure.