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Thank you for allowing me the opportunity to address some of the elements of **H5824, the bill requiring Condominium Associations to obtain and comply with reserve studies**. I am a retired physician with experience as a CEO and President of a non-profit and in the Federal Government reporting directly to the Secretary of Health and Human Services. I am here today as a unit owner and past president of the Louisquisset Country Club Condominium Association.

Louisquisset has 409 units in 120 separate and unique freestanding residential buildings, a golf course, a restaurant/club house with offices, and a swimming pool. The Association amended 16 of its Bylaws while I was president in 2021 to require, among other items, term limits, a signed code of ethics for its Board members, the ability to conduct virtual meetings (per RI law,) and regular reserve studies.

The reserves study amendment was included to address 15 years of static HOA fees, little in the way of reserves, and inadequate physical maintenance. We contracted with a CAI certified reserves specialist who provided us with a study in 2022, based on expected remaining life of our infrastructure elements. This is when we learned that a Reserves Study is different from a "Conditions Study." While the former is based on life expectancy to maintain a strong infrastructure, the latter outlines what must be done immediately to prevent further deterioration.

When we realized that we had 50 failing roofs and 28 buildings where clapboard, shingles, or fascia boards had deteriorated to the point of water ingress, infestations, and mold growth in underlying plywood, we immediately focused on addressing those high priority problems. We were supported by our property management company and an interactive tool supplied by our reserves specialist that allowed us to forecast costs and reserves based on anticipated work and possible annual assessments.

I recognize and appreciate the need for regular reserve studies and support the effort to make them a statutory requirement. I urge you, however, to consider the following amendments:

- Add CAI (Condominium Associations Institute) Certified Reserve Specialists to the list of professionals in Section (c) who can conduct them for RI Condominium Associations.
- Section (f) The executive board shall develop a strategic and financial plan, shared with all unit owners, to address immediately needed replacements and longer term adoption of the study's recommendations.
- Section (g) Funds in the Association's reserve account shall not be used for any purposes other than those referenced in the reserve study, unanticipated structural contingencies, or capital improvement projects voted on by a 67% vote of the Association.

Given our experience with a broken water main that was allowed to waste over \$1M in water and sewer costs prior to a 2020 \$140K repair for which there were no available financial resources, the allowance for unanticipated structural contingencies is particularly crucial. In addition, any improvements not necessary to maintain the structural integrity of the Association but which could enhance its value should be initiated by a vote of the Association, not at the discretion of a particular executive board.