

## Lou Mansolillo

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**From:** Maryann Perry <mperry3226@yahoo.com>  
**Sent:** Wednesday, March 25, 2026 2:21 PM  
**To:** House Corporations Committee  
**Cc:** rep-casmiro@rilegislature.com  
**Subject:** HB 7854 Supporting Testimony

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Good afternoon,

Unfortunately, I will not be able to speak in person in support of this bill tomorrow evening so I am briefly writing an email of support for passage of this bill.

Briefly because, quite frankly, it seems absurd that there even needs to be legislation drafted to implore condo boards to post timely meeting minutes and budget reports. It's even more absurd that there needs to be legislation passed to force responsible financial auditing and oversight of condo boards made up of layman who sometimes believe they are capable of being accountants when they have no background in such matters. Lastly, it is incredulous that legislation must be considered to force condo boards to engage in conversation via open board meetings and ombudsman programs to impart information, resolve disputes, and consider ideas other than their own.

In my association, there is one meeting per year where residents can speak. It's crazy to think that a board of 4-5 people who are elected, not by education, background, nor training but by popularity in social circles should be able to, in isolation, make decisions for 119 unit owners where these decisions can be self serving, narrow minded, ill informed, and evidence partiality. It's insulting that the same board does not even post minutes or budgets of what they decided to at least keep residents abreast of their most valuable investment and asset - their home.

I had more rights and more say when I was an apartment renter. Imagine if someone came into your home and made decisions from things as small as the shape of the bushes to as large as the decision to replace a worn roof to as life threatening as a functioning radon system without ever talking to you or considering your input in a collaborative spirit. Think about that for a minute.

This legislation is imperative - though quite sad that it even needs to be passed in the first place. While it could be assumed that those who seek office do the right things at the right times for the right reasons and with the right information, that is not always the case. Legislation such as this, will help to approach that standard of care and obligation and respect.

Thank you,  
Maryann Perry