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From: Michael Mullane <mullanelaw@gmail.com>
Sent: Thursday, March 26, 2026 2:08 PM
To: House Corporations Committee
Subject: Support Rhode Island House Bill 7854 - Enhancing Condominium Association Transparency

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Dear Committee Members,

I am writing as an interested constituent and resident of Rhode Island to express my support for Rhode Island House Bill 7854 ("Bill")

The Bill serves strong public interest and to protect condominium owners from ongoing abuses of power by Home Owner Associations and their Boards permitted under the current statutory code. As a party who has been forced to file suit against his Association as the only available recourse for disputes, this Bill's proposal for an Ombudsman's office will serve to establish alternative conflict resolution programs to create judicial economy and provide for impactful processes for condo owner's to resolve disputes with their Associations. Currently, enforcement mechanisms for a Board's violations of statutory duties imposed by the current statutory code are limited, thus, encouraging Boards to improperly behave as individual Condo owner's neither possess the ability or resources to enforce requirements for Board to timely report financials, hold meetings, or remain accountable for the Association members they represent.

These Bill's amendments will promote fairer governance within condominium associations.

I urge you to support the passage of House Bill 7854.

Best,

Michael Mullane

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