

# Rhode Island Condominium Association, INC.

**Voice of the R.I Condo Community Since 1993**

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**TO:** Senate Housing and Municipal Government Committee Members

**FROM:** Raymond Harrison, Esq.

President of RICA Inc.

**DATE:** April 2, 2026

**RE: TESTIMONY - OBJECTION TO S2899**

Dear Committee Members:

RICA is a Rhode Island nonprofit corporation that advocates on behalf of all condominium associations in our state. It has been the voice of the Rhode Island condominium community since 1993.

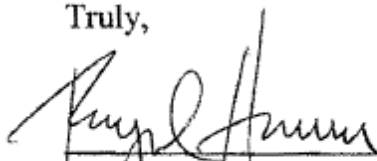
**Objection to S2899 - 34-36.1-3.08. Meetings and notice, open guidance, minutes, executive session.**

RICA objects to the portion of this bill requiring that condominium association executive board meetings shall be open to unit owner participation. Executive board members may invite unit owners to participate now, but most board members prefer private board meetings. Board members need the privacy to communicate with each other in order to establish consensus on association policy without distractions.

Unit owners have to right to communicate with executive board members directly about any association matter in person, by phone or email on a daily basis. I know this from experience because I served as a condominium association president for many years. Unit owners also have the right to communicate with executive board members at association meetings and to call for additional association meetings.

RICA believes that depriving executive board members of privacy in board meetings would make it harder to recruit volunteer unit owners to serve on executive boards. RICA respectfully requests that the committee should hold this bill and we would be willing to work with the sponsors to draft a Sub A for the bill. Thank you.

Truly,



Raymond Harrison, Esq.  
President of RICA Inc.