



WHEN DO WE STOP KICKING THAT CAN DOWN THE ROAD??



Schedule: Friday, October 22, 2021 - Zoom - Networking 8:45 a.m. to 9:00 a.m. Managers—2 C.E. Units
Education Seminar - 9 a.m. - 10:00 a.m.
Break 10:01 a.m. - 10:15
Networking/Raffles 10:15 a.m. - 11:00 a.m.
Education Seminar Continues 11:00 am - 12:00 p.m.

Panel of Expert Speakers

How to handle aging infrastructure poses significant challenges for boards and managers alike, and as we recently saw in Florida, failing to address those challenges can result in severe consequences for communities. Evaluating the project through the assistance of a reserve study is just one aspect of the proper planning necessary to prevent communities from falling into a state of disrepair. This seminar will also focus on: (i) how these projects can be funded, including using loans to do so; (ii) strategies for communicating with members about reconstruction and the financial obligations associated with making such improvements; and (iii) the legal risks of ignoring the inevitable deterioration caused by time, weather and other factors.

Presenters:

- * Reserve study specialist - Todd Walter, P.E. - Reserve Advisor
- * Lending industry - Thomas Engblom, PhD, CMCA, AMS, PCAM, ARM, CPM - CIT - Community Association Banking
- * PCAM to discuss communication strategies - Christopher Hancock, CMCA, AMS, PCAM - Associa Kramer-Triad Management Group, LLC
- * Attorney to talk about risks of not fulfilling these responsibilities - Kevin Hirzel, Esq. – Hirzel Law, PLC

Attendee Registration Form

Complete information

Name: _____ Firm/Association: _____
 Street Address: _____ City/State/Zip: _____
 Phone: _____ Fax: _____ Email: _____
 1st Attendee's Name: _____ 2nd Attendee's Name: _____
 3rd Attendee's Name: _____ 4th Attendee's Name: _____

Or register and pay online [here](#). You will receive a link to the virtual Zoom mini expo once we receive your registration.

Pricing: __ Member Attendee(s) @ \$35.00 each __ Non-Member Attendee(s) @ \$55.00 **Total cost:** _____

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Send application and payment to: Michigan Chapter of CAI - 2080 US 12 - Clinton, MI 49236 - Fax: 800-207-4293

Tom Engblom, CMCA, AMS, PCAM, ARM, CPM, Ph.D began in Real Estate in 1984 as a licensed real estate broker/instructor in Illinois for (20) twenty years and university professor at numerous colleges/universities during the same period. Since 2004 Tom has taught as a National Instructor for Community Associations Institute including assisting in rewriting several of the PDMP course materials. Furthermore, Tom served on the National Business Council for Community Associations Institute.

Tom began a second career in 2004 as an Association Banker for Mutual of Omaha Bank. Mutual of Omaha awarded Tom Engblom with the company's prestigious Pillar Award – an honor given annually to the bank's top 10 performers nationwide. Tom is a regional account executive for CIT.

Chris Hancock, CMCA, AMS, PCAM is a Senior Directors at the management company Associa Kramer-Triad Management Group. Since joining the company in 2003, he has moved from working out in the field as a maintenance technician, through the various administrative departments up to being part of the leadership team of the company. During this time, he has earned the nationally recognized CMCA, AMS and PCAM accreditations. In 2013 he earned Associa's annual leadership award. This award is only given to one employee out of the 100 plus member companies who shows exemplary leadership skills in their community as well as work place. In 2019, he was honored by receiving CAI Michigan's manager of the year award for going above and beyond for the communities that he works with. His extensive knowledge and diverse background in combination with his passion and drive to excel has made him a fundamental pillar of the company and community management industry.

Kevin Hirzel is the Managing Member of Hirzel Law, PLC. Hirzel Law has offices in Farmington and Traverse City and services clients throughout the State of Michigan. Mr. Hirzel focuses his practice on condominium law, homeowners association law, litigation, and real estate law. He has received numerous recognitions on a local and national level for the high level of representation that he provides to clients. Mr. Hirzel is a fellow in the College of Community Association Lawyers, a prestigious designation given to less than 175 attorneys in the country. He currently serves on the CCAL National Board of Governors. Mr. Hirzel was named a Leading Lawyer in Michigan from 2018 to 2021 by Leading Lawyers Magazine, which is a distinction earned by fewer than 5% of all lawyers licensed in Michigan. He has been named a Michigan "Rising Star" in real estate law by Super Lawyers Magazine from 2013 to 2021, a designation is given to no more than 2.5% of the attorneys in Michigan each year. Mr. Hirzel was named one of Michigan Lawyer's Weekly's "Go to Lawyers" in condominium and real estate law in 2020. Hirzel Law, PLC was also recognized as the Best Law Firm in the Detroit Free Press "Best of the Best" Awards.

Mr. Hirzel is a member of the Community Associations Institute's ("CAI") Board of Trustees and previously served as a member of CAI's National Government Affairs and Public Policy Committee. He is also the former Co-Chairman of the Michigan CAI Legislative Action Committee where he was actively involved in creating legislation for Michigan Community Associations. Mr. Hirzel is also the Co-Chairman of the State Bar of Michigan's Real Property Law Section Committee for Condominiums, PUDs & Cooperatives. He has authored numerous articles on community association law for publications such as the Michigan Community Association News, Michigan Real Property Review, and the Washington Post. He has been interviewed by various media outlets throughout the country, such as the ABA Journal, CBS, CNBC, the Dan Abrams Show on Sirius XM Radio, the Detroit News, Dr. Drew Midday Live on KABC Radio, Fox News, Fox Business News, Law & Crime Network, Michigan Lawyer's Weekly, Newsmax, NPR, Super Lawyers, WWJ News Radio, and WXYZ. Mr. Hirzel is a dynamic speaker and frequently lectures on community association law throughout Michigan, as well as nationally at the CAI National Law Seminar, and is a two-time winner of the best manuscript award at the CAI National Law Seminar.

Todd Walter, a licensed Professional Engineer (P.E.) in seven states including Michigan, is the Great Lakes Regional Executive Director for Reserve Advisors, which is dedicated to serving community associations throughout the United States. Mr. Walter has conducted nearly 2,500 Reserve Studies since starting with Reserve Advisors in 1999. Mr. Walter severed as the Vice President of Engineering at Reserve Advisors for numerous years and was responsible for building a team of more than 30 engineers.

Terms:

The chapter cannot guarantee the amount of attendees. Estimate based on previous events.

First come- first serve basis is assumed on payment received in a timely manner, dictated by chapter.

Chapter reserves the right to "close" the doors at a predetermined time, to ensure sponsors have adequate time to "promote" their services at events.

In cases of possible weather issues that may result in delay or cancellation, refer to the chapter website at www.cai-michigan.org. The day of the event, contact the event location. In case of full cancellation due to weather, (this does not include partial cancellation) you will be provided with the option of an refund, or credit towards a rescheduled date. No refunds or discounts provided once the event has started even if the event cannot continue.

- Chapter reserves the right to limit quantity, type and size of sponsor items if required.
- No other refunds or discounts will be provided for any other reason.
- Only sponsor companies will be allowed to solicit and promote services.