Help Protect Your Community
Donate a dollar-a-door

The Michigan Legislative Action Committee (MILAC) is a volunteer committee of Community Associations Institute (CAI), consisting of homeowners and professionals serving community associations.

CAI-MI Legislative Action Committee works toward legislative solutions that protect Michigan community associations like yours from bad legislation that would hurt the community association housing model and restrict your rights. You can help the legislative action committee by contributing a “Dollar-A-Door or More” from your association.

We need your help in passing legislation to ensure that condominium documents do not automatically expire!

*CAI is the largest organization in America dedicated to the monitoring of legislation, educating elected state lawmakers, and protecting the interests of those living in community associations.

CAI Michigan Chapter
2080 W. US Highway 12
Clinton, Michigan 49236-9631
(571) 260-7062
www.cai-michigan.org
YES, I WILL SUPPORT THE
CAI-Michigan Legislative Action Committee!

COMMUNITY PLEDGE of \( \text{\# of Doors} \times \$1 \text{ or More} \) = \$\ldots

FLAT RATE PLEDGE of $\ldots$

YOU CAN ALSO DONATE ONLINE! Visit caionline.org/LACDonate and select Michigan from the drop down menu.

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CITY

STATE

ZIP CODE

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☐ Check enclosed payable to CAI-MI LAC

☐ Credit Card — Amex Visa Mastercard Discover (circle one)

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STATE

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EXPIRATION DATE

SIGNATURE

DATE

CAI Michigan Legislative Action Committee (MILAC), is a 501(c)(6) not-for-profit organization. Contributions or gifts to CAI Michigan Legislative Action Committee are not deductible for federal income tax purposes.
5 reasons why you should contribute to your Michigan Legislative Action Committee

1. Sustains advocacy efforts for you and your community. Your donation to the Michigan Legislative Action Committee saves you and your community association money and protects homeowner and condominium associations in Michigan.

2. Gives you a voice. The Michigan Legislative Action Committee serves the interests of approximately 1.4 million people who live and work with Michigan’s 8,400 community associations.

3. Keeps you informed and involved. The Michigan Legislative Action Committee organizes “grassroots” advocacy campaigns — letters, e-mails, and phone communications with legislators regarding important issues and proposed laws related to community associations.

4. Proactively tracks legislative updates. The Michigan Legislative Action Committee proactively and regularly tracks, researches, and reviews proposed legislation affecting community associations.

5. Strengthens key relationships. The Michigan Legislative Action Committee meets with lawmakers in Lansing to help advance issues facing community associations and influence the outcome of legislation. Your contribution will help the committee educate lawmakers, legislative and executive staff, and other organizations, as well as testify before legislative bodies.

Helping out is easy! Go to www.caionline.org/LACdonate or fill out and return the Dollar-a-Door or More donation form. Most community association boards can legally allocate money to support the Michigan Legislative Action Committee. Please check your governing documents to verify. Corporate contributions are allowed and appreciated.

*The Michigan Legislative Action Committee is NOT a Political Action Committee (PAC) and does not give money to legislators or legislative candidates.

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Michigan Advocacy Successes

To date, more than 1,460 bills have been introduced in Michigan’s 2019 legislative session. The Michigan legislative action committee is tracking 34 bills that directly or indirectly impact community associations.

OPPOSING THE RE-INTRODUCTION OF FORMER HB 4015

This bill would harm Michigan’s communities in three ways. First, by requiring the majority of co-owners to approve budgets raising assessments to fund reserve and maintenance accounts instead of the current process that allows the elected condominium board to do this in a timely manner. Second, by allowing co-owners to withhold assessments by saying they are dissatisfied. Third, this bill would re-create a state administrator for people to file lawsuits against associations and board members. This would create a huge burden on taxpayers to pay for new administrative costs and greatly increase legal expenses of every community. The MILAC was successful in defeating this bill last term and was successful in convincing a state representative in not introducing the bill in 2019.

AMENDMENT TO THE CONDOMINIUM ACT

The MILAC assisted in drafting legislation to make it easier to operate condominium associations for a bill that is anticipated to be introduced later this year. This bill would update the Condominium Act to expressly authorize electronic communications with co-owners and, after notifying all board members, permit a board of directors to vote via e-mails. The bill would also align the document inspection provisions between the Michigan Nonprofit Corporation Act and the Condominium Act, which MILAC supports.

AMENDING THE MARKETABLE RECORD TITLE ACT

An amendment was made to the Marketable Record Title Act on the last day of session in 2018. This amendment is confusing and could potentially be construed to require condominium associations to re-record documents in the Register of Deeds to avoid having the condominium documents expire. In response, the MILAC assisted in drafting legislation that would exempt condominium associations from this legislation in order to ensure that condominium documents can be enforced in perpetuity.