

COMMUNITY ASSOCIATION NEWSLETTER



Condo Safety Today: What's Changed Since the Champlain Towers Tragedy

by Dawn Bauman, CAE

Four years ago, the tragic partial collapse of Champlain Towers South in Surfside, Fla., took 98 lives. The devastating event highlighted the critical need for proactive building maintenance, structural inspections, and financial preparedness to ensure condo safety. Over the past few years, CAI has educated community association residents, board members, community managers, business partners, legislators, and regulators about structurally sound and fiscally responsible communities.

Over the past few years, CAI has educated community association residents, board members, community managers, business partners, legislators, and regulators about structurally sound and fiscally responsible communities. Significant strides also have been made to ensure safety and financial stability.

Legislative Updates

State legislatures have improved oversight and long-term planning for condominium communities. These changes signal a growing recognition that regular inspections, preventive maintenance, and funded reserves are essential to condominiums. Some notable policy changes are highlighted below.

- California expanded reserve study requirements to ensure long-term financial planning and increased transparency regarding maintenance needs. Balcony inspections are now required.
- Florida passed one of the most comprehensive structural integrity and reserve funding laws in the country. The law requires periodic milestone inspections of buildings and mandatory reserve funding for critical structural components. Recent amendments adjusted compliance deadlines but maintained strict oversight.

[Link to Full Article](#)

Business Partner Spotlight

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- Kevin Hirzel, Esq.—Hirzel Law, PLC

Upcoming Events

Check Our Website for Details

July 2025:

- [July 9, 2025: Virtual Expo – Take 2 in July \(Zoom\)](#)
- [July 10–11, 2025: M-201: Facilities Management \(Live Virtual Class\)](#)
- [July 17–18, 2025: M-350: Manager and the Law \(Live Virtual Class\)](#)

August 2025:

- [August 7–8, 2025: M-100: Live Virtual Course](#)
- [August 14–15, 2025: M-310: Management Company Administration \(Live Virtual Class\)](#)
- [August 15, 2025: Annual Golf Outing, Glen Oaks Golf Course, Farmington Hills, MI](#)
- [August 21–22, 2025: M-202: Association Communications \(Live Virtual Class\)](#)

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**Thank YOU for your service
to the Board of Directors!**

**Thomas Engblom
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Lloyd Silberman**



**2025 Business Partner &
Membership Directory
and 2nd Quarter Magazine
Links**

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2025 ANNUAL GOLF OUTING

Friday, August 15, 2025 - 8:00 am - 4:00 pm
8:00 am Registration/Breakfast - 9:00 am Shotgun Start
Location: Glen Oaks Golf Course, 30500 13 Mile Road
Farmington Hills, MI 48334



Community Standards: 3 Strategies for Compliance Communication

by Jamie Flores, CMCA

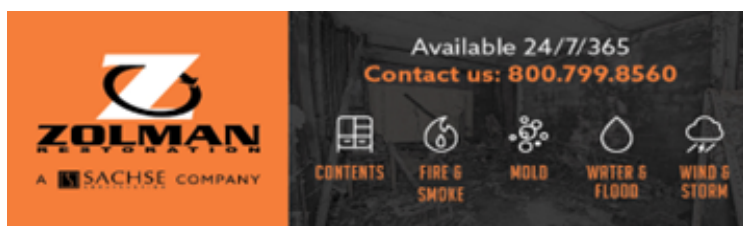
Community leaders often play a crucial role in effective compliance with community standards and design guidelines. To be successful with this portion of our jobs, we must proactively work to prevent compliance issues from happening in the first place.

Engaging with homeowners positively and proactively about community standards encourages collaboration and cultivates a sense of shared responsibility. By getting ahead of compliance issues before they become significant problems, we enhance the aesthetic appeal of our neighborhood and also can protect and increase property values. By educating homeowners about the importance of these standards, we reinforce a sense of community pride and ownership.

Consider the following three strategies for communicating about community standards and design guidelines:

- **Focus on being a good neighbor.** Begin your communications with a positive tone and focus. Starting out with a phrase like, "Being a good neighbor involves more than just saying hello," can serve as a friendly introduction to discussing community standards.

[Link to Full Article](#)



VIRTUAL EXPO
JULY 9, 2025 VIA ZOOM
8:45 AM – 1:00 PM



MEMBERS \$35 / NON-MEMBERS \$55



NETWORKING: 8:45 AM – 9:00 AM

3 CONTINUING ED CREDITS

SESSION 1: 9:00 AM – 10:00 AM

FUNDING YOUR FUTURE: SMART STRATEGIES FOR FINANCING CAPITAL IMPROVEMENTS

SPEAKER: WILL KREUZ (SUMMA FINANCE PARTNERS)

SUMMARY: UNDERSTAND THE ESSENTIALS OF SECURING LOANS AND FINANCING OPTIONS FOR MAJOR COMMUNITY PROJECTS. EXPLORE PRACTICAL APPROACHES TO FUNDING, INCLUDING NAVIGATING APPLICATIONS, SECURING FAVORABLE TERMS, AND EFFECTIVELY COMMUNICATING FINANCIAL DECISIONS TO YOUR ASSOCIATION MEMBERS.

BREAK & NETWORKING: 10:00 AM – 10:25 AM

SESSION 2: 10:25 AM – 11:25 AM

TAKING CHARGE: NAVIGATING THE TRANSITION FROM DEVELOPER TO CO-OWNER CONTROL

SPEAKER: JAMES TOCCO (MAKOWER ABBATE GUERRA WEGNER VOLLMER PLLC)

SUMMARY: TRANSITIONING CONTROL FROM A DEVELOPER-LED BOARD TO A CO-OWNER BOARD CAN PRESENT UNIQUE CHALLENGES. THIS SESSION WILL HIGHLIGHT BEST PRACTICES BOARDS AND MANAGERS SHOULD FOLLOW, COMMON PITFALLS TO AVOID, AND CRITICAL STEPS TO ENSURE A LEGALLY COMPLIANT, SMOOTH, AND SUCCESSFUL TRANSFER OF AUTHORITY.

BREAK & NETWORKING: 11:25 AM – 11:50 AM

SESSION 3: 11:50 AM – 12:50 PM

LEASES, LIMITS, AND LIABILITY: DEFINING THE ASSOCIATION'S ROLE IN RENTALS AND AIRBNB

SPEAKER: MICHAEL PEREIRA (HIRZEL LAW)

SUMMARY: HOW INVOLVED SHOULD AN ASSOCIATION BE WHEN IT COMES TO LEASING AND RENTALS—INCLUDING SHORT-TERM STAYS LIKE AIRBNB? THIS SESSION EXPLORES BEST PRACTICES FOR DETERMINING WHEN ASSOCIATION INTERVENTION IS APPROPRIATE, HOW MUCH OVERSIGHT IS NECESSARY, AND HOW TO CRAFT POLICIES THAT PROTECT THE COMMUNITY WITHOUT OVERSTEPPING.

WELCOME

**To Our Newest Board
Members, Starting
7/1/25!**

Kristin Briguglio
Associa Kramer-Triad
Management Group

Dianne Cartledge, CMCA
Cummings Property
Management

Matthew Heron, Esq.
Hirzel Law, PLC

**Wendy Sherman, CIRMS,
CIPA, CAS**
Maris Brown Insurance
Group

CAI-MI Swings Into Summer at the 2025 TopGolf Outing

On Friday, June 6, 2025, CAI-Michigan Chapter professionals, volunteers and business partners gathered at TopGolf in Auburn Hills for an evening of networking, camaraderie, and fun. The event offered a lively mix of casual competition and connection, with players of all skill levels enjoying the TopTracer games.

The outing drew a strong crowd and nearly reached full capacity. Attendees welcomed the opportunity to unwind while reinforcing professional relationships in a relaxed setting.

The event's success was made possible by our generous sponsors, including **Arbor Tree Service - a Davey Company, Bloomfield Construction, First Citizens Bank, Kearns Brothers, Maris Brown Insurance Group, Pristine Pools, SavATree, and U&S Companies**. Additional support came from **Concraft, Great Lakes Concrete & Paving, Luigi Ferdinandi & Son Cement Co, McCredie Insurance Agency, Premier Paving, RealPage, Supreme Building Solutions, United Community Management, and Zolman Restoration**.

As Sabrina Allen from the CAI Social Committee shared, the evening was a great reminder that building community happens just as easily over a golf swing as it does in a meeting room.

With glowing feedback and strong participation, the 2025 TopGolf event marked another hit for CAI-MI—combining fun, friendship, and professional connection in one great night.





Help Protect Your Community! Donate a Dollar-a-Door.

The Michigan Legislative Action Committee (MILAC) is a volunteer committee of the 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!

For questions email:

Matthew Heron - mheron@hirezlaw.com

Todd Skowronski - tskowronski@maglawpllc.com

[Link to Additional Information and Donation Form](#)

[Link to Quarterly LAC Update](#)

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