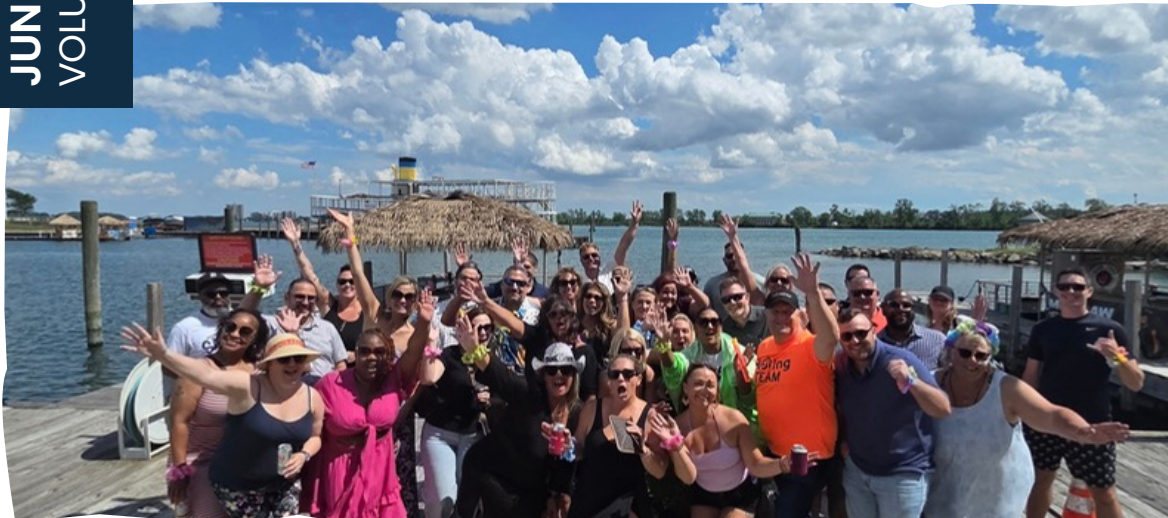


COMMUNITY ASSOCIATION NEWSLETTER



CAI-MI Community Managers Set Sail at the 2026 Detroit Tiki Boat Tour

by Lisa Holbrook

On Thursday, June 25, CAI-MI community managers traded conference rooms for river views as they gathered for the exclusive 2026 Detroit Tiki Boat Tour aboard the Detroit Cycle Boat in downtown Detroit. This special community manager appreciation event provided the perfect opportunity to relax, connect, and celebrate the start of summer while enjoying one of Detroit's most unique experiences.



Participants boarded the tiki-themed vessels for an afternoon cruise along the beautiful Detroit River, taking in spectacular waterfront views, enjoying great conversation, and strengthening professional relationships in a fun and casual setting. The sunny weather, tropical atmosphere, and scenic backdrop created the perfect setting for networking beyond the boardroom.

The Detroit Tiki Boat Tour offered attendees a well-deserved opportunity to unwind while building connections with fellow community association professionals. From laughter and music to unforgettable riverfront views, this year's event was filled with memorable moments and summer fun.

A special thank you goes out to all of the community managers and sponsors who joined us and helped make the event such a success. We also extend our appreciation to the outstanding crew at Detroit Cycle Boat for providing a fantastic experience on the water.

We look forward to seeing everyone at our upcoming CAI-MI events as we continue to foster education, networking, and community throughout Michigan!

Business Partner Spotlight

Concraft provides 24/7 emergency water damage restoration services for residential and commercial properties. We respond fast to minimize damage and restore properties with our superior care.



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Upcoming Events Click Event for Details

July 2026

- July 9-10, 2026: M-340: Managing the Large Scale Association (Brambleton, VA)
- July 16-17, 2026: M-204: Community Governance (Live Virtual Course)
- July 23-24, 2026: M-100: The Essentials of Community Association Management (Live Virtual Edition)
- July 29, 2026: Political Signs in Community Associations (Webinar)
- July 30-31, 2026: M-205: Risk Management (Live Virtual Course)

2025-2026

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2026 ANNUAL GOLF OUTING
Friday, August 21, 2026
Cherry Creek Golf Club - Shelby Township, MI
8:00am - Registration/Breakfast/Bloody Mary & Mimosa Bar
9:00am - Shotgun Start

Enjoy a great day on the course with other managers, board members, and industry leaders. Along the course, our "Booths on the Hole" sponsors will provide short games and prizes. Sponsors, be sure to put your creative caps on, as we will be awarding prizes to you too during the Hole Sponsorship Competition.

Meals & drink tickets will be provided for all golfers/sponsors. Game bundles & skins will be available for purchase by the teams in advance of the outing.

Please see website for details. We can't wait to see you on the green come Friday, August 21st!! Be sure to register your team today as space is limited!!

For more information:
734.478.3756 or
ced@cai-michigan.org

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Shaped by Service: How I Became a Community Manager

by Kevin P. Kwok, CMCA, AMS

International Community Association Managers Day last week gave me an opportunity to reflect on my journey as a community manager.

I was a banker and management consultant who inadvertently ended up in the profession. In 2011, I was invited to join my homeowners association board of directors in the Philippines.

As a homeowner, I knew residents needed and wanted responsive communication, fair treatment, and a sense that assessments are being put to good use. What I didn't yet know was how difficult delivering on those expectations can be. Serving on the board gave me my first look behind the curtain.

As board treasurer, I immediately noticed operational funds and construction bonds were sitting in savings accounts earning near-zero interest. Payments took at least four weeks to process, whether it was investing funds, paying suppliers, or refunding construction bonds to homeowners. The association struggled financially toward the end of the year because of an 85% average collection rate for annual assessments. Finally, our maintenance providers were purchasing supplies and billing us at marked-up prices well above what we could source directly.

I also observed that whenever a homeowner complaint came in, the manager would defer to the board. Since board members have their own jobs and businesses to run, a decision could take up to five days. Having been on the receiving end of that silence as a homeowner, I found it unacceptable.

[Click here for the full article](#)



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:

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

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