

COMMUNITY ASSOCIATION NEWSLETTER

The Making Condos Safer and Affordable Act Is Back—

by Phoebe E. Neseth, Esq.

Community Associations Institute is thrilled to announce its support for the reintroduction of H.R. 9569 – Making Condos Safer and Affordable Act by Florida Reps. Debbie Wasserman Schultz and Maria Elvira Salazar. The bipartisan legislation modernizes and expands federal loan programs to help condominiums access financing for structural repairs, streamline approvals, and strengthen long-term building safety.

The Making Condos Safer and Affordable Act is designed to expand access to federal financing tools to help condominium owners and associations manage the cost of essential structural repairs and special assessments. The legislation also streamlines the loan process and increases flexibility for communities undertaking large-scale rehabilitation projects, helping communities avoid costly emergency repairs and protect long-term housing stability.

CAI thanks Debbie Wasserman Schultz and Maria Elvira Salazar for their leadership in reintroducing the bill. Condominium communities across the country are facing the growing challenge of funding critical structural repairs while maintaining affordability for homeowners.

We need your advocacy today to urge your members of Congress to cosponsor this legislation and support it today. ACT NOW and contact your congressional members directly here. [Click here for the full article](#)

HOMEOWNER LEADER WORKSHOP

Presented by the CAI-MI Homeowner Leader Subcommittee & Kramer-Triad Management Group

August 6, 2026
12:30 - 3:30 pm
Troy Community Center
3179 Livernois
Troy, Michigan 48063

SESSIONS INCLUDE

- Governance Excellence and Board Best Practices**
Speakers - Richard Spalding & Matt Briguglio (Kramer-Triad Management Group)
- Michigan Condominium Law Update & Legal Trends**
Speakers - Karen Crouse (Kramer-Triad Management Group) & Evan Alexander (Makower Abbate Guerra Wegner Vollmer PLLC)
- Financial Training & Reserve Planning**
Speakers - Jackie Baxter (Kramer-Triad Management Group) & Tom McMillan (Michigan Community CPA)

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*Kevin Hirzel, Esq.—Hirzel Law, PLC

Upcoming Events Click Event for Details

August 2026

- [Aug 6-7, 2026: M-203: Community Leadership \(Live Virtual Course\).](#)
- [Aug 13-14, 2026: M-100: The Essentials Community Association Management \(Live Virtual Course\).](#)
- [Aug 20-21, 2026: M-201: How to preserve and enhance your association's property and prepare for emergencies \(Live Virtual Edition\).](#)
- [Aug 26, 2026: From Manual to Mindful: Practical Ways to Integrate A.I. into Community Association Management \(Webinar\).](#)
- [Aug 27-28, 2026: M-202: Association Communications \(Live Virtual Course\).](#)

Business Partner Spotlight

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2026 Business Partner & Membership Directory and 2nd Quarter Magazine Links

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CALLING ALL SUPERHEROES

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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Condo Safety Today: Progress on Maintenance, Inspections, Accountability
by Joni Lucas

Mitchell Frumkin, RS, a longtime CAI leader and past president, chaired CAI's Condominium Safety Public Policy Task Force, which came together in 2021 following the tragic partial collapse of Champlain Towers South in Surfside, Fla. The task force formed a comprehensive plan to provide best practices and the tools to ensure building and homeowner safety, protect investments, and prevent another tragedy.

The fifth anniversary of Surfside represents an opportunity to remember those lost and their families and recognize the meaningful progress made to improve maintenance, inspections, and financial accountability. Frumkin reflects on his personal feelings and industry efforts following the disaster.

What went through your mind when you heard about the collapse?

My initial reaction was disbelief and sadness. I understood immediately this was a human tragedy. My thoughts were with the residents, families, and first responders. I knew the community association industry had reached a defining moment. We needed to take a hard look at changes to help prevent something similar from happening again.

What impact has the tragedy and your efforts had on condo safety and community associations?

The tragedy fundamentally changed the conversation around building safety. Prior to Surfside, reserve studies, preventive maintenance, and capital planning were often viewed primarily as financial management tools without proactively looking at risk management synergies. Today, they are recognized as essential components of life-safety planning.

[Click here for full interview.](#)



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

The Michigan Legislative Action Committee (MI LAC) 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:

Michael Pereira - mpereira@hirzellaw.com

Sarah Karl - skarl@maglawpllc.com

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

[Link to Quarterly LAC Update](#)

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