

# COMMUNITY ASSOCIATION NEWSLETTER



**Save the Date - Annual Conference - March 15, 2024**

CAI-MI is excited to host our 2024 Annual Conference & Expo in-person on March 15, 2024 at Suburban Showplace in Novi, MI. Managers, Board Members and Homeowners... don't miss this amazing event!



## Honoring Excellence: The Fire and Ice Edition of CAI-Michigan Awards

by Amy M. Smith, Makower Abbate Guerra Wegner Vollmer; Awards Committee Co-Chair

The 2023 CAI-Michigan 'Fire and Ice' Awards Gala is fast approaching. Celebrating the resilience, passion, and transformative power these elements represent, we look forward to recognizing the individuals, businesses, and communities that have echoed these qualities in their

contributions over the past year. From September 1, 2023, through November 1, 2023, we will be accepting nominations for these exciting awards.

[Link to Full Article](#)



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## Business Partner Spotlight



**A leader in insurance restoration to southeast Michigan homes and businesses damaged by flood, fire, storms and more.**

### Upcoming Events

Check Our Website for More Details

- November 2023
- November 2-3, 2023 - M-100 - The Essentials of Community Association Management (Live Virtual Class)
- November 16-17, 2023 - M-202 - Association Communications (Live Virtual Class)
- November 30 - December 1, 2023 - M-203 - Community Leadership (Live Virtual Class)
- December 2023
- December 7-8, 2023 - M-100 - The Essentials of Community Association Management (Live Virtual Class)
- December 14, 2023 - Awards Gala - The Gem Theatre, Detroit, MI

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**A New Era for Reserve Studies**

by Dawn Bauman, CAE

Fannie Mae’s and Freddie Mac’s new project eligibility standards for condominiums and housing cooperatives went into effect Sept. 18. Learn how to keep your building eligible for mortgage lending.

[Link to Full Article](#)



**2023 Business Partner & Membership Directory and 3rd Quarter Magazine Links**



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**Preparing for Hostile Behavior**

By Hazel Siff

Community association board members and managers frequently practice diffusing tension and communicating clearly. Today, they also need to prepare safety and security plans in the event of hostile and dangerous behavior. Though worst-case scenarios are rare, in an

increasingly uncertain climate, a renewed focus has been placed on safeguarding residents, volunteers, and employees.

Christopher Lanni, CPP, CMCA, AMS, the president and founder of Secure Residential Services in Hudson, Mass., works to develop new security plans for communities, as well as to evaluate and update existing ones. He says that the first step in developing a plan is to evaluate the features of the community and to recognize its unique needs and vulnerabilities.

[Link to Full Article](#)



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### How to Repair a Toxic Board

A new report on boards suggests their culture needs a rethink. Key to that is assessing where disagreements are and creating opportunities to debate.

By Mark Athitakis

Association boards are paradoxical creatures. They exist to create a consensus around an organization's priorities, but they are also meant to foster robust debate around challenging issues. Drift too far toward consensus, and you risk a rubber-stamp board. Drift in the other direction, and you risk open conflict. So it's unsurprising that, according to a 2022 PricewaterhouseCoopers survey of corporate boards, nearly half of all board members would like to replace at least one of their colleagues.

[Link to Full Article](#)



### Change, Growth, Challenges, Opportunities

By Daniel Brannigan

Founded on this day in 1973, CAI has experienced a lot of changes, growth, challenges and opportunities. The organization now includes more than 45,000 members and 64 chapters and it has become the international center for community association best practices, learning, and advocacy.

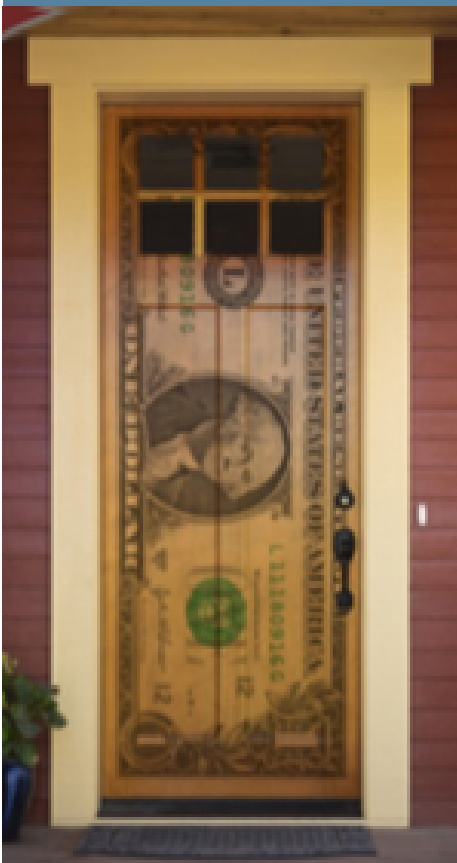
Over the past 50 years, CAI and its members have grappled with exciting, frustrating, and sometimes grueling issues. What challenges and opportunities await CAI over the next

few years? We asked leaders in the industry to share their perspective.

#### RISING INSURANCE COSTS

Many of the nation's community association insurance markets have been hammered by rising claims—whether because of hurricanes in the East, severe weather in the Midwest, or disastrous wildfires in the West.

[Link to 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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Todd Skowronski - [tskowronski@maglawpllc.com](mailto:tskowronski@maglawpllc.com)

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

[Link to Quarterly LAC Update](#)



# Fire & Ice

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