

# CONDO SAFETY

## A RESOURCE FOR HOMEOWNERS AND BOARD MEMBERS

In the wake of the tragedy at Champlain Tower South Condominium Association in Surfside, Fla. in June 2021, homeowners and volunteer boards of directors from around the world are asking questions and taking proactive steps to maintain, repair, and protect their communities.

### QUESTIONS HOMEOWNERS SHOULD ASK

- Does our community have a reserve study to plan for the repair and replacement of major components owned by the community? When was this reserve study last updated?
- Does our community have a plan to fund the repair and replacement of major components owned by the community?
- Are critical components in the building such as structure, balconies, stairwells, etc., included in the reserve study? If not, is there a maintenance plan for them?
- Does our community have a maintenance plan and does it follow the [Foundation for Community Association Research Best Practices Report](#)?
- Does our building need an inspection by a professional engineer to evaluate the structural integrity of the building? How often should inspections be conducted?
- Will a special assessment be required to fund the repair or maintenance of components that are not included in the reserve study?

### STEPS HOMEOWNERS SHOULD TAKE

- Know your [rights and responsibilities](#) as a homeowner.
- Attend board meetings.
- Read communication from your community.
- Ask questions and participate in your community meetings and events.
- Regularly pay community association assessments.
- Agree to fund reserves for repair and replacement of major components and necessary maintenance.

### STEPS BOARD OF DIRECTORS SHOULD TAKE

- Seek advice from professionals regarding building maintenance and inspections.
- Determine if there are any signs of structural concerns that may need to be inspected by a professional engineer.
- Conduct and review your reserve plan using [best practices](#).
- Review your reserve funding plan regularly and fund accordingly.
- Have a conversation with your community homeowners about reserve study/maintenance plans and funding.
- Take actions required in the maintenance and reserve plan.
- Maintain frequent communication with residents/homeowners about these important issues.
- Be transparent with homeowners about how much repairs might cost and whether a special assessment may be necessary.

»View more resources regarding structural integrity, maintenance, and reserves at [www.caionline.org/CondoSafety](http://www.caionline.org/CondoSafety).



[www.caionline.org](http://www.caionline.org)  
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