

Nov. 3, 2017 | Orlando, FL



CAI Leadership FORUM

FLORIDA COMMUNITIES





Welcome

Reini Marsh, Central Florida CED

Schedule of Events

FRIDAY, NOVEMBER 3	LEADERSHIP FORUM SESSIONS
8:15–9 a.m.	Breakfast & Registration Open
9–10:45 a.m.	Keynote & Shaping Association Legislation of the Future with CAI-FLA
11 a.m.–Noon	Education Sessions <i>The Perfect Project—Repair or Replace?</i> <i>Healthy, Wealthy, and Wise: Reserving for the Future</i>
Noon–3 p.m.	Trade Show
12:30–2 p.m.	Lunch (on trade show floor)
3–4 p.m.	Education Sessions <i>Association Insurance Update</i> <i>Medical Marijuana and the Association</i>
4:15–5:15 p.m.	Education Session: <i>After the Storm</i>



Thank you to all our sponsors

- **Name Badge sponsor:** CBIZ Insurance Services, Inc.
- **Lunch Sponsors:** Juniper Landscaping of Florida, LLC and Kings III Emergency Communications
- **Tote Bag Sponsors:** Ball Janik, LLP, Ian H. Graham Insurance Scarr Insurance Group, Union Bank - HOA Services, and Whitaker Contracting Corporation
- **Cocktail Reception Sponsors:** The Davey Tree Expert Company and Vice Painting, LLC
- **Breakfast Sponsors:** Atlantic Southern Paving and Sealcoating, Champion National Security, Inc., KWA Engineers, LLC, Premier Community Bank, and Vesta Property Services, Inc.

Thank you to our Event Sponsors



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Florida Leadership Forum CAI Update



Thomas M. Skiba, CAE
Chief Executive Officer

Orlando, Florida



Our Mission is Building Better Communities:

**Community Associations Institute
is dedicated to fostering vibrant,
responsive, competent, community
associations that provide harmony,
community and responsible
leadership.**

The Industry Today - National

- 338,000 community associations in the US
 - **Planned Communities = 55%**
 - **Condominiums = 40%**
 - **Co-ops = 5%**
- 26.7 million housing units
- 68 million residents
- More than 2.7 million board and committee members serving their communities

The Industry Today - National

- \$5.28 trillion in property value
- \$85 billion assessments collected from homeowners by associations
- 30-40% of communities are self-managed
- More than 80% of new housing starts in some form of community association

Associations In



- **Over \$10 billion per year to maintain your communities**
- **328,000 Floridians volunteer to serve on their association boards**

CAI Initiatives and Programs

- **Education: Giving members the tools to succeed**
- **Marketing: Making the world aware of CAI**
- **Chapters: Supporting and growing our network**
- **Government Affairs: Making sure the playing field is fair and level**

Education Highlights

- 10,000 students in PMDP, webinar, and homeowner education programs
- Almost 3,000 attendees at national events
- First ever international PCAM Case Study program
- Two university affiliated M-100 programs
- Almost 600 new designations awarded

Building the CAI Brand

- Continued our successful radio PSA program
 - More than 400 stations
 - 65,000 ad placements
 - 200 million impressions
- New marketing and engagement campaigns
 - Women in Community Associations
 - CAIPets
 - CAI Lives Green
- Expanded social media presence and integration

CAI Chapters

- **Added three new chapters to the CAI family**
 - **Central Oregon**
 - **CAI Canada**
 - **CAI Middle East**
- **52 chapter visits by CAI Leadership and senior staff**
 - **More than half of all chapters were visited this past year**
- **Expanded chapter support team with a regional staff member based in Florida**

Government Affairs

- **Lots of action at the federal, state, and even local levels**
- **All 50 states in session with over 900 discrete pieces of legislation**
 - Short-Term Rental Restrictions
 - Construction Defects
 - Discrimination
 - Flags or Signs
 - Manager Licensing
 - Ombudsman Programs
 - Priority Lien
 - Resale Fee Caps
 - Solar Restrictions
- **Federal issues including FEMA, Ham Radio, and housing finance reform**



Disaster Assistance

Fighting for fairness in disaster assistance

FEDERAL EMERGENCY MANAGEMENT AGENCY WRITTEN
COMMUNICATION TO FLORIDA EMERGENCY MANAGEMENT AGENCY
REGARDING DEBRIS REMOVAL.

The local municipality must pick up the debris.

The local municipality must gain prior approval from FEMA for removing debris from private communities. FEMA will approve under the following circumstances:

1. An ordinance that allows for such private road debris removal that was properly activated prior to the start of the incident. (Legal obligation), OR
2. A formal pre-existing agreement with the owners of the private road to provide services for debris removal (legal obligation), OR
3. Documentation to support that the applicant has legal responsibility to remove debris and the private community holder indemnifies the federal government.

Disaster Assistance

Fighting for fairness in disaster assistance

APPROVED FOR DEBRIS REMOVAL IN HOAS

City of Belle Glade, City of Cape Coral, Clay County, City of Coconut Creek, Collier County, Cooper City, City of Coral Gables, City of Coral Springs, City of Dania Beach, City of Davenport (by Polk County), City of Deerfield Beach, Town of Dundee (by Polk County), City of Fort Lauderdale, City of Fort Myers, Town of Fort Myers Beach, Town of Gulf Stream, Highlands County, Hillsborough County, City of Jacksonville, Town of Juno Beach, Town of Jupiter, Lake County, Town of Lantana, Town of Lauderdale-by-the-Sea, Lee County, City of Leesburg, Town of Long Boat Key, Manatee County, City of Margate, Martin County, Miami-Dade County, City of Minneola, City of Miramar, Monroe County, Osceola County, Town of Palm Beach, SWA Palm Beach County, City of Parkland, Polk County (includes cities with inter-local agreement), Village of Royal Palm Beach, City of St. Augustine, City of Sanford, Sarasota County, Seminole County, City of Tallahassee, City of Tamarac, City of Tavares, City of Umatilla (by Lake County), City of Venice, City of Vero Beach, City of Weston, City of West Palm Beach, and the City of Winter Haven (by Polk County).

Disaster Assistance

Fighting for fairness in disaster assistance

NOT APPROVED FOR DEBRIS REMOVAL IN HOAS

City of Altamonte Springs, Town of Belleair, City of Bonita Springs, Brevard County, City of Casselberry, City of Clermont, City of Greenacres, Village of Indian Creek, Indian River County, City of Jacksonville Beach, Pinellas County, City of Lake Mary, City of Lighthouse Point, City of North Port, Leon County, City of New Smyrna Beach, City of Pembroke Pines, City of Plantation, St. Johns County, City of Sanibel, City of Sunrise, and the Village of Wellington.

Disaster Assistance

Fighting for fairness in disaster assistance

H.R. 3238 – Disaster Assistance Equity Act

- Introduced by Rep. Sanford (SC) after Hurricane Matthew
- 11 co-sponsors; including Rep. Carlos Curbelo (FL-26) and Mario Diaz-Balart (FL-26)
- We need more Florida Representatives to sign on as co-sponsors
- Senator Bill Nelson has been actively engaged in pushing FEMA to approve debris removal in private communities.

Amateur Radio Parity Act

Amateur Radio (H.R.555/S.
1634)

- Senator Bill Nelson continues to pushback to make sure Florida residents living in HOAs and condos are protected from special interest groups.
- S. 1634 is stalled in the Senate Commerce Committee unless Senator Nelson can get amendments to the legislation that will help associations avoid lawsuits and litigation from HAM radio operators.



What Can You Do Right Now?

1. Contact your member of the House of Representatives and ask them to support H.R. 3238, The Disaster Equity Act
2. Tweet or call Senator Nelson and thank him for protecting HOA and Condo owner rights.
@SenBillNelson
3. Tweet or call your Representative and ask them to support H.R. 3238
 1. Tweet a thank you to current bill sponsors, **Rep. Carlos Curbelo (@RepCurbelo)** and **Rep. Mario Diaz-Balart (@MarioDB)**

CAI Advocacy Summit

Meet with Your Members of Congress

Save the Date May 8, 2018



Making CAI More Accessible to Boards

- **More than 2,000,000 board members in the United States**
- **Homeowner Leaders are a priority for CAI**
 - **Increase members (individuals and communities)**
 - **Increase public awareness**
 - **Greater numbers to support legislative efforts**
 - **Increased number of knowledgeable board members to support better run communities**

Making CAI More Accessible to Boards

- Cap the price of homeowner leader dues to encourage expanded participation
- Provide additional resources to chapters through an increase in dues sharing to encourage recruitment and retention of homeowner leaders
- Effective for new and renewing homeowner leader members as of October 1st

Restructuring Board Membership



Board Size	Old Pricing	New Pricing
1	\$105	\$110
2	\$180	\$200
3	\$240	\$250
4	\$315	\$250
5	\$365	\$250
6	\$420	\$250
7	\$475	\$250
8	\$535	\$250
9	\$590	\$250
10	\$645	\$250

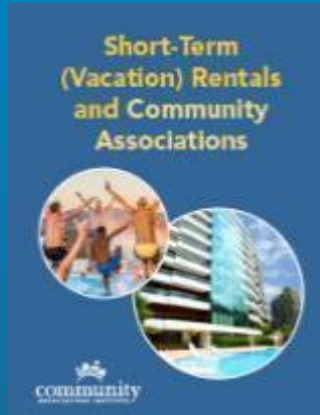
The table compares 'Old Pricing' and 'New Pricing' for board sizes from 1 to 10. The 'Old Pricing' column is marked with a red 'X', and the 'New Pricing' column is marked with a green checkmark. The 'New Pricing' column shows a significant reduction in cost for larger board sizes, with all sizes from 6 onwards being priced at a flat \$250.

Resources: CAI Exchange

- An on-line community to get all of your questions answered by professionals around the country/world. (Free on-line resource for members only).



Resources: Analysis and Guidance

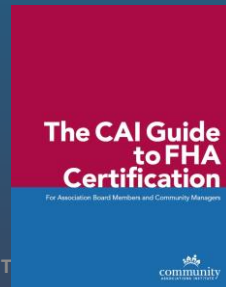


Guidance documents on issues important to you and your community clients. (Members download for free) For example:

Short-Term Rentals – White paper and guide for boards and residents.

Music and Movie Licensing – Guidance document for managers and boards.

FHA Condo Certification – Guidance document for managers and boards.



Resources: Staying up to Date on Current Issues and Trends

Newsletters

Blogs

Publications

Webinars

Chapters

Web-Site



The graphic features the CAI logo at the top, followed by the text 'Advocacy Blog'. Below this, several topics are listed in a cloud-like arrangement: 'Short-Term Vacation Rentals', 'Disaster Relief Fairness', 'Federal Issues', 'Resources', 'Public Policies', 'Advocacy Tips', 'State Issues', and 'Construction Defects'. At the bottom, it says 'subscribe today!' in a large, light blue font. The CAI logo and website URL 'www.caionline.org' are in the bottom right corner.

cai
Advocacy Blog

Short-Term Vacation Rentals
Disaster Relief Fairness
Federal Issues
Resources
Public Policies
Advocacy Tips
State Issues
Construction Defects

subscribe today!

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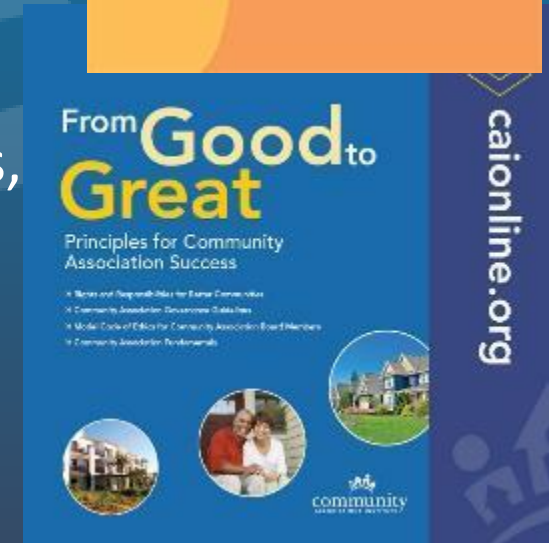
Resources: To Share with Residents

- **Community Matters** – Tri-fold brochure on What To Know Before you Move into a Community Associations (Partnership with the National Association of Realtors). (Order printed version for free for members)
- **Copyright Free Newsletter Articles** – Hundreds of articles (100-500 words in length) to use in community newsletters, emails, web sites and more on topics to help explain community association operations. (Members download for free)



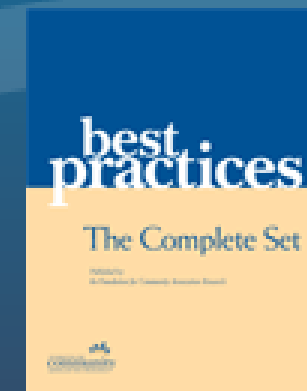
Resources: To Share with Residents and Board Members

- **Introduction to Community Association Living**— A 30+ page professional publication that provides a primer on community association living, governance and operations. (Download for free)
- **Good to Great** – Rights and Responsibilities for Better Communities, Principles of Good Governance and a Model Code of Ethics for Boards of Directors (Members download for free)



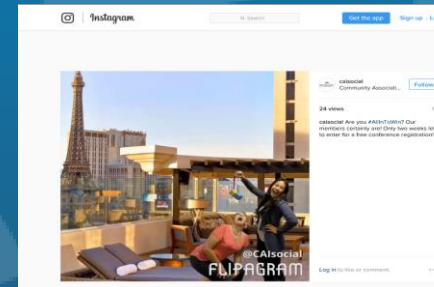
Resources: Building Strong Boards

- **Board Leadership Development Workshop:** Course curriculum for board members. Available through CAI chapters or online (Small fee for text book and accompanying materials)
- **Board Member Toolkit:** A 60 plus page professional toolkit for board members to have the resources to handle their role; including samples, specific guidance and comprehensive instruction. (Members download for free)
- **Best Practice Reports:** Case studies on what successful communities are doing in the areas of reserves, financial operations, transition from developer control, energy efficiency, and more. (Download for free)



Connect with CAI

- » **Web:** caionline.org
- » **Phone:** (888) 224-4321
- » **Email:** cai-info@caionline.org
- » **Social Media - Follow us @CAISocial**
 - » **Twitter**
 - » **Facebook**
 - » **LinkedIn**
 - » **Instagram**
 - » **You Tube**



NEW!





Introduction of FLA

Kathryn C. Danella, LSM, PCAM



Shaping Association Legislation of the Future with CAI-FLA

Travis Moore & Lou Biron

Facilitator: Rita Raus

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