

CAI-CT LAC

*Connecticut's voice for
condominium, co-op,
homeowners associations
and their service providers.*

The Community Associations Institute (CAI), is a national member supported not-for-profit educational and resource organization dedicated to fostering vibrant, competent, harmonious community associations for the 1 in 6 Americans who live in common interest communities. Our focus is the promotion of best practices to enhance community living.

The CAI-CT Legislative Action Committee (LAC) represents the interests of those affiliated with common interest communities, including homeowners, community volunteers, board members, community managers, and business partners.

The CAI-CT LAC researches, reviews and often takes positions on proposed legislation that may impact community associations. The CAI-CT LAC educates lawmakers, key legislative staff, and other organizations, and testifies in committee in order to affect the legislative process in Hartford.

The LAC is pro-active in introducing and advocating for legislation that is beneficial to community associations and is equally active in opposing legislation that may be adverse to the interests of community associations. Legislative alerts are issued frequently, urging CAI's members to convey our message to legislators.

Community Associations Institute - Connecticut

Promoting best practices for community association living.

Education Programs for Associations:

CAI-CT offers a variety of education programs throughout the year. Our popular *ABCs: a Basic Course for Community Associations* meets the requirements for Public Act 06-23. Upcoming sessions are on Feb. 5, April 16 and Sept. 10, 2011.

Property Manager Education: Community Association Managers can attend programs provided by the Connecticut chapter of CAI as well as courses through National CAI which lead to professional credentials.

Annual Conference & Expo: Hundreds of homeowners, community association leaders, property managers and service providers attend this invigorating program. Seven education sessions are offered. There is plenty of opportunity to learn and network! **March 12, 2011 at the Aqua Turf in Southington, CT.**

Find us on: www.caict.org



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*Connecticut
Legislative Action Committee*

*Promoting best practices for
community association living.*

CONNECTICUT CHAPTER
community
ASSOCIATIONS INSTITUTE

**Community Associations Institute - CT
Legislative Advocacy Committee
The voice of condominium, co-op,
homeowners associations and their
service providers.**



Who we are:

The Community Associations Institute - Connecticut Chapter (CAI-CT) Legislative Action Committee (LAC) is a committee of CAI-CT's leaders. CAI's LACs are the largest community association advocacy organization in America dedicated to monitoring legislation and educating elected state lawmakers.

Our mission:

CAI's CT LAC seeks to protect the interests of those living in community associations in Connecticut. *(It is estimated that there are over 260,000 Connecticut citizens residing in approximately 5,000+ community associations throughout the state.)*

The committee is comprised of association homeowners, board members, and professionals.

The CAI-CT LAC is **not** a political action committee and makes no financial contributions to candidates or elected officials.

CAI-CT's LAC has a proven ability to pass legislation that benefits community associations and to stop legislation that adversely impacts community associations.

**CAI-CT
2011 LAC Delegates**

Scott J. Sandler, Esq. , Chair -
Perlstein, Sandler & McCracken, LLC

Christopher Hansen, Esq. , Vice Chair -
Bender, Anderson & Barba, P.C.

Michael Alexander, Esq. - Law Office of
Michael Alexander

Joe Corlis - Homeowner -
Cromwell Hills I

Robert Gourley - Homeowner -
Captain's Walk

Richard Mellin - Manager -
Mellin & Associates

At Large Members:

Robin Kahn, Esq. Business Partner -
Cohen & Wolf, P.C.

Karl Kuegler, Jr. - Manager - Imagineers,
LLC

Dan Rys - Business Partner -
New Alliance Bank

Andrea Scalzo - Manager -
Scalzo Property Management

Rich Wechter - Manager - Westford Real
Estate Management, LLC

**CAI-CT LAC
2011 Legislative Priorities**

1 - Enhanced CIOA Revisions:

- A. Redefine meeting requirements for associations under 12 units or over 300 to ease the notification burden.
- B. Clarify the insurance issues concerning boundaries; and allocating deductibles.
- C. Remove the term "gross" from negligence definition.
- D. Clarify records preparation for inspection fee and set a standard fee for records inspection.
- E. Establish a procedure for determining when an association declares a rule versus a procedure.

2 - Authority for Animal Control Officers to provide services on association property:

Currently, animal control officers are generally unwilling to go onto association property to deal with a nuisance animal, as it is considered "private property." Our goal is to enable these professionals to offer their services to community association residents.

3 - Manager Licensure/Ombudsman: Property managers have many duties which require a vast array of skills. A credentialing program to obtain a license with a component for continuing education would ensure more comprehensive training for community association managers. This proposal should have no impact on the many self-managed associations in our state. Although associations boards are encouraged to be educated as per Public Act 06-23, there are situations whereby owners and boards have complaints which require a dispute resolution process. Any ombudsman program needs to be fair for both owners and boards; should not allow frivolous complaints and should be self-funded.