

**13<sup>th</sup> ANNUAL CONDO/HOA CONFERENCE & EXPO**  
**SATURDAY MARCH 13, 2010**  
**The OMNI at YALE**

**8:30 – 10:15am**

**Registration &  
Continental Breakfast**

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**Invitation Only Sessions**



**8:30 – 10:00am - Managers' Breakfast:  
Surviving Technology (YORK)**

Reservations Required – Limited to State  
Registered Property Managers

*Speakers: Andrew Fortin, Esq. - Vice President  
of Government & Public Affairs CAI and  
Michael Alexander, Esq. – Law Office of  
Michael Alexander, LLC*

*Moderator: Christopher E. Hansen, Esq. –  
Bender, Anderson & Barba, P.C.*

Do you have an email policy for you and your  
clients? The changes to CIOA will create new  
opportunities for digital information sharing.  
Attend this session and learn how to limit your  
legal liability in the cyber world.



**8:30 – 9:30am - Presidents' Club Breakfast:  
Perfectly Legal Board Meetings (TEMPLE)**

**How to Survive & Keep it Legal**

Reservations Required.

*Speakers: Bill Ward, Esq. Ackerly & Ward and  
Walt Williamsen, PCAM Reserve Strategies,  
LLC Moderator: Pam Bowman – Prime Touch  
Services*

Recent revisions to CIOA will require  
association boards to be much more transparent.  
In many situations, the procedure for holding  
meetings will need to change. Will it be  
necessary to use Robert's Rules? What are some  
of the options for unit owners to participate in  
board meetings? Learn techniques for surviving  
the new meeting requirements.

**8:30am – 10:15am - EXHIBIT HALL**

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**10:15 – 11:00am Session I**



**a) 10:15 – 11:00am -OPERATIONS: Resale  
Certificates in the Age of CIOA (YORK)**

*Speakers: Adam J. Cohen, Esq. Pullman &  
Comley, LLC and John Staley, Manager -  
Oronoque Village,*

*Moderator: Bob Gourley – MyEZCondo*

CIOA revisions require changes to be made to  
the resale package. Is your association ready to  
include: the number of units over 60 days  
delinquent; total foreclosures brought against

unit owners in the last year and the number of  
those foreclosures pending at a particular time  
and more... Clearly, many more details will be  
necessary to include. The speakers will explain  
what the CIOA revisions require for resale  
certificates.

**b) 10:15 – 11:00am - INSURANCE: What to  
do to Make sure Bad Things Don't Happen –  
Disaster & Risk Management (TEMPLE)**

*Speakers: Wayne Provost – JP Maguire  
Associates & Dave Kelly – Smith Insurance, Inc.  
Moderator: Mike Zimmer – CAI-CT Board  
Member*

Most of us believe that disasters won't happen in  
our associations. Yet, we often read about fires  
and floods in other associations nearby. How  
can your association be prepared in case a  
disaster happen? Are there strategies you can  
use to limit your exposure to risk and perhaps  
help to lower your insurance premiums?  
Discover techniques that will enable your  
association to better survive a disaster before,  
during and after an event.

**c) 10:15 – 11:00am - Perfectly Legal Board  
Meetings (CHAPEL)**

**How to Survive & Keep it Legal**

*Speakers: Bill Ward, Esq. Ackerly & Ward and  
Walt Williamsen, PCAM Reserve Strategies,  
LLC, Moderator: Howard Rosenberg, Esq.  
Rosenberg & Rosenberg, P.C.*

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**d) 10:15 – 11:00am - CIOA General Overview  
(COLLEGE)**

*Speakers: Christopher E. Hansen, Esq. –  
Bender, Anderson & Barba, P.C. and Gregory  
W. McCracken, Esq. Perlstein, Sandler &  
McCracken, LLC*

*Moderator: Fran Lepore – Ideal Concepts*

If you haven't been able to attend one of our  
many CIOA sessions thus far, this session will  
provide very basic details about what you need  
to know. Our speakers will offer highlights of  
the major changes which go into affect on July 1,  
2010.



We would like to thank all our sponsors & exhibitors for their support.

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**11:00 – 11:30am -EXHIBIT HALL**

**11:30am - 12:15pm Session II**



**a) 11:30am - 12:15pm - LEGAL: Surviving the Rules – Enforcement in Action (TEMPLE)**

*Speaker: Ron Barba, Esq. – Bender, Anderson & Barba, P.C. and Andrew Fortin, Esq. - Vice President of Government & Public Affairs CAI*

*Moderator: Fran Lepore – Ideal Concepts*

Are rules actually made to be broken? Does your association enforce ALL the rules? Are proper procedures followed in terms of hearing notices and fines? Are you aware of the new requirements for adopting rules under CIOA? If your association has problems ensuring your rules are clearly enforced, be sure to attend this session to discover strategies for making those rules lock tight.

**b) 11:30am - 12:15pm - PROPERTY VALUE: Surviving the Real Estate Market – Giving Your Community the Positive Edge (YORK)**

*Speakers: Wendy Perrotti - PERCO, Inc. and Ralph Noblin, P.E.- Noblin & Associates, L.C aka Mr. This Old Condo*

*Moderator: Andrea Scalzo - Scalzo Property Management*

These times have been trying for the real estate market. Many associations have managed to hold their value better than others. What are their secrets? Our experts will guide you through the types of basic improvements that will make you unit owners proud owners. Find out how a relatively small investment in landscaping will help to enhance the attractiveness of your community. Our “This Old Condo” expert will demonstrate techniques for keeping things spruced up. Lots of high energy will be part of this session. Don’t miss it!

**c) 11:30am - 12:15pm - INSURANCE: CIOA Revisions (CHAPEL)**

*Speakers: Christopher K. Leonard, Esq. - Collins, Hannafin, Garamella, Jaber & Tuozzolo, PC and Richard Bouvier - Bouvier, Beckwith & Lennox, Inc.*

*Moderator: Joe Corlis, Crowmell Hills*

CIOA changes are coming and they WILL affect your association. Learn about the CIOA



revolution and what you will need to do to prepare your association. Topics include: Association Property Insurance: "All in" coverage vs. election to cover less than all betterments & improvements; Maintenance, Repair & Replacement standards and charging back the insurance deductible; and D&O coverage in an era of increased litigation.

**d) 11:30am - 12:15pm - How did that bill get passed? Legislative Advocacy with CAI (COLLEGE)**

*Speaker: Scott J. Sandler, Esq. Perlstein, Sandler & McCracken, LLC*

*Moderator: Rich Mellin Mellin & Associates*

Have you ever wondered how some bills actually wind up becoming laws? CAI-CT has a very active and diverse group of members who participate in our legislative advocacy work. We’ll discuss the types of bills we have been supporting and opposing over the past few years. For example, does Connecticut need a Condo Ombudsman to hear complaints from unit owners? Find out how you and owners in your association can make your voices heard at the State Capitol.

**12:15 – 12:45pm – EXHIBIT HALL**

**12:45 – 1:45pm  
CIOA REVISIONS 2010 (COLLEGE)**

Attorney General – Richard Blumenthal will provide brief analysis of CIOA from the AG’s perspective. Members of the CIOA Revision Commission will offer analysis and explanation of how the revisions will impact Connecticut’s common interest communities. Don’t miss this opportunity to ask your questions before the changes go into affect.

*Speakers: Robin Kahn, Esq. Cohen & Wolf, P.C., Scott J. Sandler, Esq. Perlstein, Sandler & McCracken, LLC, Christopher K. Leonard, Esq. Collins, Hannafin, Garamella, Jaber & Tuozzolo, PC and Matthew Perlstein, Esq.*

*Perlstein, Sandler & McCracken, LLC  
Moderator: N. Lynne McCarron - Phoenix Property Management*

**2:00pm Grand Prize Raffle (COLLEGE)**



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