



CELEBRATING
55 YEARS

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Annual Condo Conference & Expo October 27th at Best Western, Marlboro

October 04, 2012 - Owners Developers & Managers

The Annual Condo Conference & Expo presented by the CAI New England Chapter, the largest not-for-profit member organization in New England representing the interests of thousands of community associations and professional managers, will take place on Saturday, October 27th at Best Western Royal Plaza. For more than two decades this free, all-day conference has been educating condominium homeowners, board members and property managers as well as providing resources including products and services to address the maintenance, financial and governance needs of community associations around New England. Whether your association is small or large, new or established, self-managed or professionally managed, there are programs that will address your specific circumstance.

Each year the event draws hundreds of attendees including condominium homeowners, board members and managers who participate in the many educational opportunities presented by seasoned condominium professionals with years of experience as well as knowledge about the unique needs and challenges of association boards and the professionals who work with them. This year a record number of exhibitors will be on hand in a sold out exhibit hall showcasing the most cutting edge products and services available in today's market place. In addition, industry professionals will be available throughout the day to consult one-on-one and answer questions.

The annual conference and expo is open and free to condominium homeowners, board members, managers and other industry professionals interested in finding out how to better manage day to day operations and address challenges facing New England condominiums. Under one roof and in one day you can network with other condominium homeowners and board members, get answers to all your condominium questions and find the resources and professionals to address all your condominium needs. The event will run from 8 a.m. - 2:30 p.m. and will include the following educational sessions as well as a free breakfast and lunch. For more information and to register, visit online at www.caine.org or contact the chapter office at 781-237-9020.

8 a.m. - 1:30 p.m. - Exhibit Hall:

Displays, Demonstrations & Professional Advice

Hundreds of business partners from a wide variety of industries and professions will be on hand to provide resources and answers to all your condominium questions. Find all the information you need in one place, in one day.

8 a.m. - 9 a.m. - Free Breakfast

8:30 a.m. - 11 a.m. - One-on-One Professional Advice

Consult with condominium professionals and get advice.

10 a.m. - 11:30 a.m.

Association Reserve Funds - Show me the Money

While there may be different schools of thought about funding association reserves - reserve fund financial and tax considerations are more cut and dry. Can the association borrow from reserves? Which expenses can be paid from reserve funds? Is a reserve fund required for FHA approval? Are associations required to have a reserve fund? What is the board's responsibility in managing and investing the reserve fund? Answers to these questions and more will keep the association on a solid financial footing.

Condominium Collections

Do's and Don'ts

The economy can wreck havoc on assessment collections. Delinquencies, bankruptcy and lender foreclosure place additional financial burdens on owners, impact mortgage financing and threaten the overall financial viability of communities. Effective assessment collection strategies will be presented and issues surrounding foreclosures and bankruptcy that impact collections will be addressed.

Transition from Developer Control

Avoiding Common Pitfalls

The transition of a condominium association from developer to unit owner control is a process filled with anxiety, frustration and traps for the unwary. The process can be further complicated when the common area has been constructed in a deficient manner. Any misstep by the board or its manager could impact the ability of the association to obtain adequate redress and may even threaten the viability of the board's claims. Find out how the board and its transition team can avoid transition pitfalls.

Winter Weather Woes

Preventing Seasonal Disasters

New England winters can be long- but they can seem longer when disaster strikes. Cold weather and seasonal related damage to buildings and property caused by ice dams and burst pipes, and fires started by space heaters and Christmas trees can be prevented with proper planning. Find out how to get your condominium ready for winter and communicate association policies that will protect your community and residents.

11 a.m. - 1:30 p.m. - One-on-One Professional Advice

Consult with condominium professionals and get advice.

11:30 a.m. - 12:30 p.m.

Free Lunch

1 p.m. - 2:30 p.m.

Legal Questions in Condominiums - A Panel Discussion

Condominium law is a complex puzzle of statutes, amendments, court rulings and case precedent. Boards and professional managers are confronted with the challenge of keeping pace with an ever-changing legal environment. This panel of seasoned condominium attorneys will address a variety of legal issues and provide answers to common and not so common association legal questions and situations.

Self Managed and Small Association Challenges

Addressing Unique Issues & Finding Helpful Resources

Condominium management is often times more challenging for small and self managed associations where volunteer board members balance demands on their already limited time and address complex legal, financial and maintenance questions without the benefit of professional management services. Get helpful tips and information, and find out how to make the most of available volunteer and professional resources.

We Have to Stop Meeting Like This!

Making Association Meetings More Productive and Less Painful

All community associations hold meetings, but all associations do not know how to make their meetings successful. Speakers will provide techniques association managers and trustees can use to make their board meetings and annual meetings less stressful, more productive • and maybe shorter, as well.

2 p.m. - 3 p.m.

Post Conference Reception

Join colleagues, peers and friends at this FREE post conference reception.

Open to all registered attendees and their guests.

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