



CELEBRATING  
55 YEARS

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## **24th Annual Condo Conference & Expo set for October 5th**

September 05, 2013 - Owners Developers & Managers

The 24th Annual CAI-NE Condo Conference & Expo will be held on Saturday, October 5th from 8:00 am - 2:30 pm at the Best Western Royal Plaza Hotel in Marlborough, MA. This year's expo will include an expanded exhibit hall with industry vendors showcasing a variety of products and services for condominium associations. And in addition, experienced condominium attorneys, accountants and property managers will be on hand to answer specific association board member, homeowner and manager questions.

With breakout sessions for self-managed as well as managed communities of all sizes, combined with the opportunity to meet board members from around New England during the free breakfast and lunch, there's something for everyone. Community association property managers will find the legal updates and expanded discussions around important management issues invaluable in addressing the ever changing challenges facing associations and professional managers. A post conference reception sponsored by the chapter's Emerging Leaders Network will be open to all registered attendees.

The conference & expo is free - register today at [www.caine.org](http://www.caine.org). For more information about registration or exhibit/sponsorship opportunities contact CAI-NE at 781-237-9020 x10.

Program schedule includes:

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

Exhibit Hall

Displays, Demonstrations and Professional Advice

Hundreds of business partners from a wide variety of industries and professions will be on hand to provide resources for all your condominium needs and answers to all your questions.

8 a.m. - 9 a.m.

Free Breakfast

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

One-on-One Professional Consultations

Speak with professionals including accountants, attorneys, management consultants and others who will be on hand to offer experienced advice for specific condominium questions.

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

Self-Managed and Small Association Challenges

Addressing Unique Issues and Finding Helpful Resources

Managing a condominium is often times more challenging for small and self-managed associations where volunteer board members balance numerous responsibilities that consume already limited time, and address complex legal, financial and maintenance questions without the benefit of professional management services. Get helpful tips and information from a panel of experienced industry professionals and board members, and find out how to make the most of available volunteer and professional resources.

#### Lien Enforcement Actions

##### Ensure the Association Receives the Assessments it's Due

The economy can wreak havoc on assessment delinquencies - bankruptcy and lender foreclosure place additional financial burdens on owners, impact mortgage financing and threaten the overall financial viability of communities. Effective lien enforcement strategies will be presented to ensure the association receives what it is due.

#### Reasonable Accommodations

##### Pot Belly Pigs, Ramps and Lifts, Common Area Modifications - What's a Board to Do?

Understand the changing environment and laws surrounding reasonable accommodations and how association board members and managers should respond to resident requests. The sessions will specifically address issues that frequently arise in a condominium setting surrounding questions of physical and emotional disabilities and requests for reasonable accommodations.

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

Free Lunch

1:00 p.m. - 2:30 p.m.

#### Questions in Condominiums

##### A Panel Discussion

Questions abound in common interest communities - from the rights and responsibilities of owners to the authority and actions of board members - day in and day out the decisions of volunteer leaders and managers are questioned. A panel of seasoned professionals will discuss real life situations that challenge communities. Topics ranging from rules adoption and enforcement to budgeting and insurance, as well as maintenance issues including common-area repairs and improvements to association reserves and project funding will be the focus of this facilitated panel discussion.

#### Smoking Debate

##### Medical Marijuana Law Adds Complications

New England states are included in a rapidly growing list of states that have approved legalizing the use of marijuana for medical purposes. States are now grappling with an avalanche of legal questions which also raise concern for condominium boards and add several layers of complexity to the already complicated issue of how to deal with smoking in communities.

#### Financial Management

##### Using QuickBooks to Track Association Finances

Finding efficient ways to streamline the management and oversight of countless administrative roles is a priority for busy association volunteers and professional managers. This program for QuickBooks users will review more advanced program functions that will facilitate better tracking and reporting of association income and expenses while saving time and money.

2 p.m. - 3 p.m.

ELN Reception

A FREE post conference reception hosted by the Emerging Leaders Network (ELN) Committee. Open to all registered attendees and guests.

All Conference & Expo programs and events are open and free to all registered attendees. Please note that seminar seating is limited and attendees are encouraged to arrive early. Programs and speakers are subject to change.

Special thanks to our conference corporate sponsors Goodman, Shapiro & Lombardi, LLC and J. Butler Property Management.

Pete Garrett, CMCA, AMS, PCAM, is 2013 CAI-NE chapter president, and president and CEO of Maine Properties, Inc., Scarborough, Me.

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