

Community Trends[®]

May 2016

**HIGH
RISES!**

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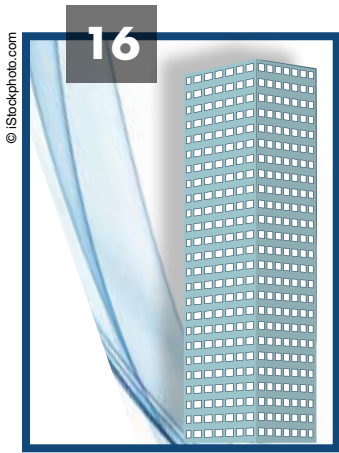
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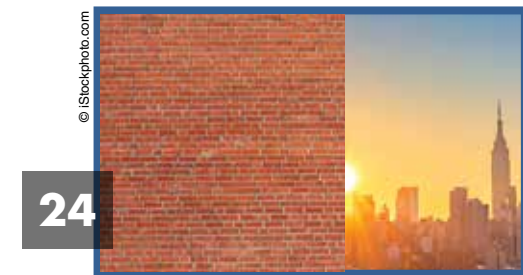
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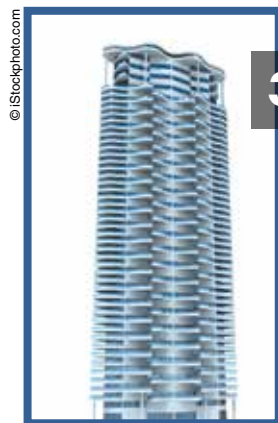
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CAI's Pennsylvania & Delaware Valley Chapter and New Jersey Chapter
present

Building Membership Bridges Networking Party & Happy Hour

*June 7, 2016 • 5:00-7:00 P.M.
Lambertville Station • Lambertville, NJ*

Join us at this FREE event
Cash Bar • Food will be provided • Free Parking

**Visit www.cai-padelval.org/networking or
www.cainj.org for more information and to register**

**You must have an active membership with either
the PA/DelVal or NJ chapter to attend**

Networking Party & Happy Hour Registration Form

Name/Designation: _____

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City, State, Zip: _____

Phone: _____ Fax: _____

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Please list the name, company and designations of additional registrants. If necessary, please attach an additional sheet of paper (i.e.: John Smith, AMS, CMCA – ABC Company).

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4. _____

Send completed form to: info@cainj.org





LOOKING FORWARD

LARRY THOMAS, PCAM | CAI-NJ CHAPTER EXECUTIVE DIRECTOR

The upcoming spring and summer months are going to be very busy for our chapter. So far this year, all of our events have been sold out or met their attendance goals. I have to thank all of the committees for continuing to produce top notch events and educational seminars.

We have rolled out a new program called the "Community Academic Institute Lecture Series," that held its first session on Monday, March 21st. The session was called "Housing Discrimination and Reasonable Accommodations," presented by Steven Mlenak, Esq. Steve presented a very informative and current overview of new laws and exceptions for the rules regarding the Fair Housing Act and other anti-discrimination laws. With a sold out room, every attendee commented on how informative and timely the seminar was. We are planning on doing an encore presentation in the fall.

We recently concluded our four regional Legislative Updates. We had over 200 managers, board members and business partners total in attendance. I need to thank all of the panelists as well as the host communities for their time and cooperation in making these updates successful.

I am pleased to report that our "Jules Frankel Manager Education Assistance Program" received several applications. All of the applicants were approved and will receive a \$250 scholarship per M-200 and M-300 course that they applied for. This is a great program and I urge all managers with a CMCA to take advantage of the program. We will be offering the scholarships again in early 2017, so keep a lookout for information.

Please be sure to sign up for our 8th Annual CA-PAC Day at the Races. Please see page 17 for more information. Also, be sure to check out page 8 for our current

legislative issues and an up to date CA-PAC contributor listing. If you are unable to attend the event, please consider helping the CA-PAC achieve its goal of raising \$30,000 this year. More information is available on pages 14-15.

Our Facebook page www.facebook.com/cainjchapter is the best source for keeping up-to-date with what's going on with our chapter. Laura and the staff keep the page current and update it as our events are happening. Please visit our page and either "like or comment" on a post that



"I am pleased to report that our 'Jules Frankel Manager Education Assistance Program' received several applications."

interests you. Who knows, you may be "tagged" in one of our event photos.

So, as summer approaches, please get ready to party and network with CAI-NJ and its members. The Annual Beach Party to be held on August 11th at Martells Tki Bar is a "must attend" as well as our 2nd Annual CAI-NJ Olympics on July 20th. Start getting your teams in shape as the event is right around the corner. ■

2016 EVENTS & EDUCATION CALENDAR

WWW.CAINJ.ORG | FACEBOOK.COM/CAINJCHAPTER | TWITTER.COM/CAINJCHAPTER

| | | | |
|-----------------------------------|---|--------------------------------------|---|
| THURSDAY MAY 19 | CYBER SECURITY SEMINAR Stonebridge Community Association Monroe Twp., NJ | THURSDAY AUG 11 | ANNUAL BEACH PARTY Martell's Tiki Bar Point Pleasant, NJ |
| THURS- FRI JUN 2&3 | M-206: FINANCIAL MANAGEMENT Monroe, NJ | TUESDAY AUG 23 | CAI LECTURE SERIES: INSURANCE LOOKING AHEAD TO 2017 CAI-NJ Headquarters Freehold, NJ |
| WEDNESDAY JUN 8 | BOARD LEADERSHIP DEVELOPMENT WORKSHOP CAI-NJ Headquarters Freehold, NJ | WEDNESDAY SEPT 7 | MANAGER LEADERSHIP SERIES TBD |
| TUESDAY JUN 17 | CA-PAC DAY AT THE RACES Monmouth Park Long Branch, NJ | THURS- SAT SEP 8 - 10 | M-100: THE ESSENTIALS OF COMMUNITY ASSOCIATION MANAGEMENT Somerset, NJ |
| THURSDAY JUN 23 | MANAGER/ BUSINESS PARTNER ROUNDTABLE Sea Oaks Country Club Little Egg Harbor, NJ | THURSDAY SEP 22 | CAVL ROUNDTABLE TBD |
| TUESDAY JUN 28 | DENNIS R. CASALE MEMORIAL GOLF OUTING Forsgate Country Club Monroe Twp., NJ | TUESDAY SEP 27 | CAI LECTURE SERIES: LINKEDIN CAI-NJ Headquarters Freehold, NJ |
| THURSDAY JUL 14 | SENIOR SUMMIT Renaissance at Manchester Manchester, NJ | THURS-FRI OCT 20-21 | M-350: MANAGERS AND THE LAW Monroe, NJ |
| TUESDAY JUL 19 | CAI LECTURE SERIES: SECURITY, HOW TO KEEP YOUR COMMUNITY SAFE CAI-NJ Headquarters Freehold, NJ | TUESDAY OCT 25 | PRE-CONFERENCE NETWORKING RECEPTION Garden State Exhibit Center Somerset, NJ |
| WEDNESDAY JUL 20 | CAI-NJ OLYMPICS Thompson Park Monroe Twp., NJ | WEDNESDAY OCT 26 | ANNUAL CONFERENCE & EXPO Garden State Exhibit Center Somerset, NJ |



LEGISLATIVE UPDATE

CHRISTINE F. LI, ESQ., CCAL
PARTNER, GREENBAUM, ROWE, SMITH & DAVIS LLP.
LEGISLATIVE ACTION COMMITTEE CHAIR

High-rise condominium living is similar to condominium life in townhomes, mid-rises, and other types of structures in many ways. There is the distinction of individual units and the common elements; the imposition of rights and obligations upon the individual owners and the condominium association; and the enforcement of rules and restrictions to ensure that residents in close proximity peaceably co-exist with their neighbors.

But high-rise structures are unique. The urban environment and the neighborhoods surrounding high rise condominiums are distinctive, as are their aesthetic qualities. This same environment gives rise to potential liabilities that New Jersey courts have addressed.

Immunity under the Landowners' Liability Act

Of interest to community associations managing developments that include walkways that run along the Hudson River is the December 30, 2015 decision of *Fujino Niiya v. Grand Cove Master Association, Inc.* 2015 N.J. Super. Unpub. LEXIS 3035. Grand Cove is a residential development with the Hudson River as its eastern boundary. The development includes a walkway along the Hudson River on which the plaintiff fell.

The public in New Jersey enjoys a right of access to tidally flowed lands. The lands which abut coastal waterways are required to be made available to the public. Due to the exposure to potential liability for injuries resulting from accidents on their properties due to the public right of access, the state legislature provided protection to property owners whose land is open to the public.

The protection of property owners is granted under New Jersey's Landowners' Liability Act, N.J.S.A. 1A:42A-8 ("LLA"), which provides in part:

An owner, lessee or occupant of premises upon which public access has been required as a con-

dition of a regulatory approval of, or by agreement with, the Department of Environmental Protection, regardless of whether public notice is provided, shall be liability only for:

- a. Willful or malicious failure to guard, or to warn against, a dangerous condition, use, structure or activity...*

The conduct of the association in this case was found to be neither "willful" nor "malicious".

The LLA provides immunity from certain liability suits to property owners whose land is open for the public's use and enjoyment along the state's waterfronts. The LLA is a version of a recreation use statute intended to encourage property owners to provide free public access for outdoor activities such as hunting, fishing, hiking and even simply walking in a waterfront park. Although initially designed to provide incentive to owners of agricultural lands and woodlands to open up their lands to the public without fear of liability, the Act was broadened in 1991 to extend more generally to "premises" on both natural and improved property, even if part of a "commercial enterprise."

In granting summary judgment for the condominium association, the judge noted that this was "precisely the situation contemplated by the Legislature" in enacting the LLA. The plaintiff had access to the walkway along the river because of the laws and regulations opening up otherwise private spaces to the public. However, "a critical aspect of that public policy" was "to limit the liability of private developers who provide and maintain access for the public to enjoy the land abutting the Hudson River."

Standardized Condominium Project Questionnaire

The approval of projects by Fannie Mae and Freddie Mac and the completion of condominium project question-

“The urban environment and the neighborhoods surrounding high rise condominiums are distinctive, as are their aesthetic qualities.”

naires are part of the administration of most condominiums and, particularly, high-rise condominiums where lenders are concerned about the common aspects and operations of the structures. The goal is to ensure that loans are made that meet guidelines which qualify them to be sold to the secondary mortgage market. Everyone knows how crucial it is to have ready lending sources with attractive terms to facilitate the sale and purchase of condominium units within a development. Lenders require a questionnaire to be completed by the community association, or its property manager, as part of the loan application process.

On March 29, 2016, the Federal Housing Finance Agency, which regulates Fannie Mae and Freddie Mac, promulgated a standardized questionnaire to increase consistency and to improve the process for determining the eligibility of mortgages secured by units in condominiums. For board members, and their managing agents and legal counsel, the questionnaires are frequently confusing, inconsistent, and time-consuming to complete. The questionnaires generally include information about the project, the ownership and/or status of the units, and the financial controls and insurance in effect. However, there is almost no uniformity in the questionnaires used by different lending institutions and, as a result, following previously completed and accepted forms for a given development is often not possible.

The new “full form” and a “short form” questionnaires have been identified as:

Condominium Project Questionnaire - Full Form (Fannie Mae Form 1076/ Freddie Mac Form 476), which provides a list of eligibility questions to support a full condominium project approval process for new and established condominium projects, and

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INSIDE CONNECTION

Jaclyn Olszewski | DIRECTOR, EVENTS & EDITORIAL

Young professionals and the transition of the younger generations into leadership roles has become quite the “hot topic” here at CAI-NJ. As a young professional myself, I can vouch that this idea is on the forefront of our minds and that we are very cognizant of the responsibility and hard work that it will take for our generation to grow in our industry, and we are ready to take on that challenge.

In meeting with the CAI-NJ F.A.S.T. (Future All Start Team), a group within CAI-NJ’s membership that focuses on the development of young professionals through education, networking and philanthropic initiatives, I have discovered a channel of information and a support system that has taken on the challenge of leading the young professionals of CAI into the future. It is incredibly evident that they face a lot of the same challenges as one another, and to have a sounding board in our meetings, is an invaluable asset to the organization and the members who can utilize this outlet.

What I am finding is that some of the most talked about topics include items such as, how to build your network, bridging the gap between one generation to the next, creating awareness of young professionals and trying to get passed the preconceived ideas of who this generation is and what their personality traits are. With awareness of these consistent discussion trends, the F.A.S.T. group is working towards breaking down the barriers and connecting the generations by meeting with industry leaders, and building relationships with one another, so that one day the wisdom of these leaders can help shape future leaders to continue to push forward with a thriving industry.

Philanthropically the group is working on a few projects.

The first being the food drive at the Annual Spring Break event. F.A.S.T. is working to acquire canned goods that will be donated to Move for Hunger in conjunction with the Food Bank of Monmouth and Ocean County. Also, F.A.S.T. will be hosting the 2nd Annual CAI-NJ Olympics event on July 20th at Thompson Park in Jamesburg, NJ. This team building event will raise money for the Make a Wish Foundation of New Jersey. In 2015 the event raised \$1,771.79 for the foundation. We are working hard to raise even more in 2016. More information is available on page xx of this issue.

The first ever F.A.S.T. Happy Hour was held on March 24th at Drink Gotham in Red Bank. With a great turnout, the event required no registration or fee to attend. Keep an eye out for future F.A.S.T. Happy Hours as well as other events and initiatives in the coming months. If you have any questions on how you can get involved, please feel free to reach out to me at jaclyn@cainj.org or Laura at laura@cainj.org.

Expect to see a lot of great things from the CAI-NJ Future All Star Team! ■

Be sure to follow the F.A.S.T. group on social media:



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CHAPTER TRENDS



BE A PART OF THE TREND! Submit your company's or association's news, milestones and achievements to us at communitytrends@cainj.org for publication in the Chapter Trends section of *Community Trends*®.

Jessica Vail Joins The Falcon Group

Bridgewater, NJ — The Falcon Group, one of the leading Engineering, Architectural and Energy Consulting firms on the East Coast, has announced its recent hire, Ms. Jessica Vail, who has joined the team as Director of Marketing and Business Development.

She brings 10 years of marketing, communications and business development experience and creativity within the construction and engineering industry.

Her prior experience includes the rebranding and creation of marketing departments for large contractors and construction management firms. She has traveled all over the country coordinating and participating in a

variety of tradeshow and conferences. Jessica is also a published writer with a strong background in writing proposals, press releases and other marketing content.

In addition to a strong marketing education, Ms. Vail also has extensive sales management experience working with and establishing long standing relationships with Fortune 500 clients in both the New Jersey and New York City markets. "Jessica brings a wealth of experience in the engineering and construction industry that will take our marketing department to another level as well as our servicing our clients, many of which have been with us for nearly 20 years now. We are all excited to have her on our team," said Principal and Founder of Falcon, Andrew Amorosi.

Ms. Vail's focus will be on creating a stronger sales and

marketing initiative and reinforcing the Falcon brand. She is responsible for inspiring and overseeing the continued growth of The Falcon Group through various marketing endeavors for Connecticut, Washington D.C., Delaware, Florida, Maryland, New Jersey, New York, Pennsylvania and Virginia.

"I am excited to be working with The Falcon Group—building a brand and marketing platform is my passion and believe there is going to be a great synergy between myself, the team and our clients moving forward," commented Vail.

Ms. Vail has also been an active member in the following networking organizations: Urban Land Institute, Professional Women in Construction, International Facility Management Association, New Jersey Apartment Association, NAIOP, General Building Contractors Association and BioNJ. ■



Jessica Vail

Save The Date
WEDNESDAY, OCTOBER 26, 2016



2016
October

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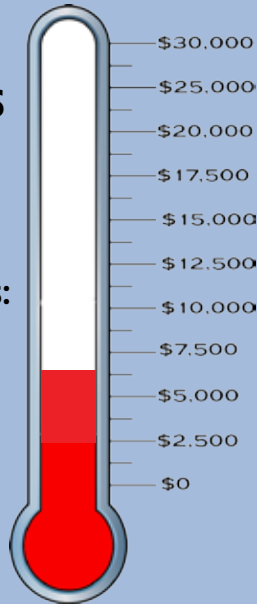


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CA-PAC
*Community Association
Political Action Committee*

CALLING ALL CAI-NJ MEMBERS: CA-PAC NEEDS YOUR HELP!

The Community Associations-Political Action Committee (CA-PAC) is CAI's voice in New Jersey politics. This year we're asking every homeowner, manager and Business Partner to help make 2016 a record year for CA-PAC. We have a lot of work to do, and with your help, we can achieve our priorities which include:

FORECLOSURE REFORM

For too long our communities have been held hostage by banks that start, but won't finish, foreclosures. New Jersey leads the nation with nearly 4,000 so-called "zombie foreclosures" in which properties are abandoned by their former owners but banks don't finalize the action, leaving our communities—and our neighbors—left paying tens of thousands of dollars in delinquent maintenance fees. At CAI-NJ we say enough is enough. That's why we are working to make lenders responsible for the unpaid fees with new laws that force banks to act responsibly or allow rent receiverships. A bill to do just that came painfully close to law last year, having passed the Senate 38-0, and it is our top priority this year.

MUNICIPAL SERVICES REFORM

CAI-NJ is dedicating the next two years to revisiting New Jersey's Municipal Services Act to make sure our communities are getting their fair share back for your property taxes. Issues like fee parity for fire hydrants and fair treatment from utility authorities are at the top of our list. We are also working with CAI National to bring about common sense disaster relief law so our communities can seek the same relief as our neighbors.

FIXING PLANNED REAL ESTATE LAW

New Jersey's patchwork of condo and homeowner association laws remains in need of a 21st Century makeover, and CAI-NJ is committed to working with the legislature to get that hard work done. CAI-NJ has prepared a nine bill package that tackles everything from simply defining a common interest community to reforming the governance of elections and bylaws, and we are working closely with the legislature to get it done.

MANAGER LICENSING

CAI-NJ remains committed to recognizing the professionalism of our community managers through state licensure, and has been working with the legislature and the Christie administration on initiatives to do just that. Proposals under consideration include both licensure and registration. We remain committed to a final product that establishes a meaningful certification standard without creating an unnecessary burden.

TOGETHER WE CAN DO THIS. BECOME A CA-PAC LEADER AND HELP US MEET OUR GOAL TODAY!

Your contribution to CA-PAC will make a difference!

Elected officials in Trenton make decisions impacting our owners' investment and our businesses' bottom lines.
We can no longer afford to be spectators in the political process.

**NOW is your chance to participate in a big way and continue the momentum!
Don't wait – contribute today!**

What is a PAC? A political action committee (PAC) collects voluntary contributions from individuals and businesses who share common interests, and makes contributions to the political campaigns of candidates for office. PACs provide their members with several advantages:

- PACs multiply the leverage of individual donors. A donor who might only be able to give a few hundred dollars to a single campaign can instead give that money to the PAC, and be part of larger, more impactful contributions to multiple campaigns.
- PAC contributions are "branded" in a way that individual contributions are not. It is important for us as an industry to support the election, re-election and continued service of elected officials who understand and support our issues. CA-PAC is the best way for us to come together and do that.
- Whereas our lobbyists work with elected officials on behalf of our industry, a PAC is our way to have a say in who those officials are by insuring that the best candidates have the resources they need to run winning campaigns.

Many competing trade associations have large PACs (realtors, homebuilders, bankers) and have been raising funds for many years. We are asking you to take a step up on an annual voluntary basis – to give and raise funds for the campaigns of good candidates for New Jersey legislature.

As our industry is subjected to greater scrutiny and more burdensome regulations, your contribution is an important investment in New Jersey communities.



James Rademacher
President, CA-PAC
Community Association Political Action Committee

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For more information, contact Larry Thomas at larry@cainj.org or call 609.588.0030



EXPERIENCE COUNTS IN COMPLEX HIGH RISE TRANSITIONS

By Don Brenner, Esq.
Stark and Stark

Transition of control of the board of trustees of a condominium association can be particularly complex when the common elements include a high rise building. In the industry, a “high rise building” is typically a building over 8 stories tall. By virtue of its sheer size and height, a high rise building is subjected to significant stress from a wide variety of forces such as high velocity winds, wind-driven rain and snow, twisting of the building in storms and from settlement, cracking of joints in the building facades, in other building materials during freeze/thaw cycles and from unstable sub-surface conditions, to name just a few. These buildings often have complex plumbing, electrical and HVAC systems that require special care beyond normal maintenance. Roofing systems are often poorly designed and installed. Multiple causes of water infiltration inside high rise buildings can be very difficult and expensive to diagnose and repair. For these and other reasons, it is of critical importance that the association hire a property manager, engineers and attorneys who are very experienced in handling transition of high rise construction.

Statute of Repose and Statute of Limitations

One of the most important considerations for the association involves analysis of how the statute of repose and the statute of limitations affect transition deadlines to file a claim. The statute of repose is a complete and absolute bar to all design and construction defect claims 10 years after substantial completion of the work. There are no exceptions to the statute of repose. Even in instances where the defects were concealed and could not possibly be found, the statute is applied absolutely to bar all claims asserted 10 years after substantial completion of construction. N.J.S.A 2A: 14:1-1. As a starting point, the dates of certificates of occupancy are a guide mark for the start of the

CONTINUES ON PAGE 18

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TRANSITIONS...

from page 16.

statute as to the sponsor and certain subcontractors, but there can be many other factors that need consideration.

In contrast to the statute of repose, the statute of limitations applies as a bar to all design and construction defect claims arising within 6 years after the date when the association's Board knew, or, through the exercise of reasonable diligence, should have known of the defects. N.J.S.A 2A:14-1. There is a large body of case law that deals with the statute of limitations, when it begins to run and how the statute may be tolled. As with the statute of repose, this is an issue that can create a veritable minefield of problems if not analyzed and handled correctly.

The statute of repose and statute of limitations are subjects that need to be discussed with counsel at the outset of your transition. Experienced legal counsel who are well versed in litigation of these issues should be consulted so that you do not inadvertently lose your claims.

Understanding Transition Claims That Get Paid

Association board members should always be aware that the sponsor is almost certainly a single asset entity created just to build one project. Once the last unit is sold, the sponsor typically has no assets. The subcontractors and design professionals also typically have very limited financial resources. Therefore, in undertaking transition, the association must realize that insurance is going to be the most likely source of financial recovery

CONTINUES ON PAGE 20



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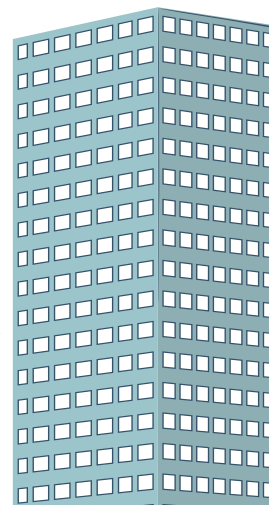
TRANSITIONS...

from page 18.

for any significant claims. At transition time, most associations have limited amounts of money to spend on experts and attorneys. Therefore, in allocating the association's scarce dollars, the association must focus on the issues that are most likely going to be covered by insurance. Otherwise, the association will be spending precious dollars on claims for which it cannot obtain a recovery that justifies the investment being made.

Insurance law is very complex. What you need to know is that in order to get coverage under the type of insurance the sponsor and most subcontractors have (commercial general liability insurance), you need to prove that the negligent work of the insured caused damage to workmanship or property of someone other than the insured. This is known as consequential damage. One simple example of consequential damage which would be covered under a typical CGL policy is the roofer who negligently installs roofing materials, thereby damaging the sheathing which was installed by the framer. Other more complex examples include:

- a high rise building constructed on pilings that is sinking because



"Insurance law is very complex."

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the pilings were not driven deeply enough into the ground to reach bedrock, thereby causing structural damage and/or allowing water infiltration which damages interior walls and ceilings;

- roof systems covered with EPDM or other materials that leak due to negligent installation, causing damage to sheathing, framing and interior finishes;
- parapet walls covered with coping stones that were negligently installed, allowing water to pour inside the walls, damaging sheathing, framing and interior finishes;
- storm or fire suppression system pipes that were negligently installed, causing the pipes to burst or leak, damaging sheathing, framing and interior finishes;
- missing/improperly installed weep screed and termination flashings in manufactured stone veneer systems and stucco/EIFS installations, causing water infiltration that damages sheathing, framing and interior finishes.

And Those That Don't

In a high rise building, associations are frequently confronted with complaints by unit owners of serious and aggravating deficiencies: odors from other units, missing draft-stopping (fire-proofing) between floors, fire suppression systems that do not work, elevators that are not operating properly, heat and air-conditioning systems that are not balanced or otherwise do not function properly, electrical issues, problems with sloppy or miss-

CONTINUES ON PAGE 53

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Developer's Misrepresentations Relating to the Nature and Quality of Views from High Rise Riverfront Condominium Results in Award of Treble Damages

By Martin Cabalar, Esq.,
Becker & Poliakoff



Were you promised “breathtaking,” “unparalleled waterfront views” or an “unbelievable panoramic range” of views of the Hudson River and Manhattan skyline from your condominium unit, only to have your view obstructed by a neighboring building constructed after your purchase? Depending on the circumstances surrounding the sale and marketing of your condominium, you may be entitled to damages for the diminution of the value of your unit resulting from the obstruction of your view, and possibly treble damages, attorneys’ fees and costs. This was the outcome in *Etelson v. South Shore Urban Renewal, LLC*,¹ where the Appellate Division affirmed a jury’s finding that a developer deliberately misled purchasers in marketing materials when the developer had actual knowledge that views in the South Shore condominiums would not be unobstructed.

“...you may be entitled to damages for the diminution of the value of your unit resulting from the obstruction of your view...”

In *Etelson*, ten unit owners filed an action against the developer alleging violations of the New Jersey Consumer Fraud Act for, among other things, the loss of their view of the Manhattan skyline. The developer actively marketed South Shore condominiums for its unparalleled waterfront views, which were depicted on the developer’s website, display boards, sales brochures, billboards, handouts and videos. A painting of the condominium in the developer’s sales offices even depicted a smaller building being constructed in front of South Shore. In contrast to the marketing materials, the developer was in fact actively seeking approval,

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VIEWS...

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and eventually constructed, a building obstructing the plaintiffs Manhattan skyline views. As a result, the Court found that the developer could not hide behind generalized warnings and disclaimers in the Public Offering Statement, Master Deed and sales contracts. The jury in *Etelson* awarded the unit owners \$1,253,420.00 in damages for diminution in value of their units, and the Court entered a final judgement in Plaintiff's favor for \$4,817,638.12, which included a trebling of damages, attorneys' fees and costs pursuant to the New Jersey Consumer Fraud Act.

The knowing concealment, suppression, or omission of any material fact in connection with the sale or advertisement of real estate is strictly prohibited by the New Jersey Consumer Fraud Act. If you are a condominium owner, and the developer failed to disclose certain material facts in connection with the sale or advertising thereof, you should consider consulting with an attorney. In the same vein, developers should always consult with their attorney prior to making any representations in marketing materials. ■

Endnote:

1 Docket No. A-0570-11T4 (App. Div. March 10, 2014).

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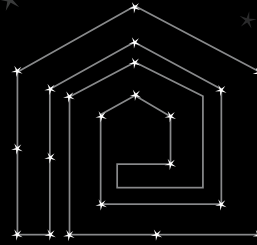
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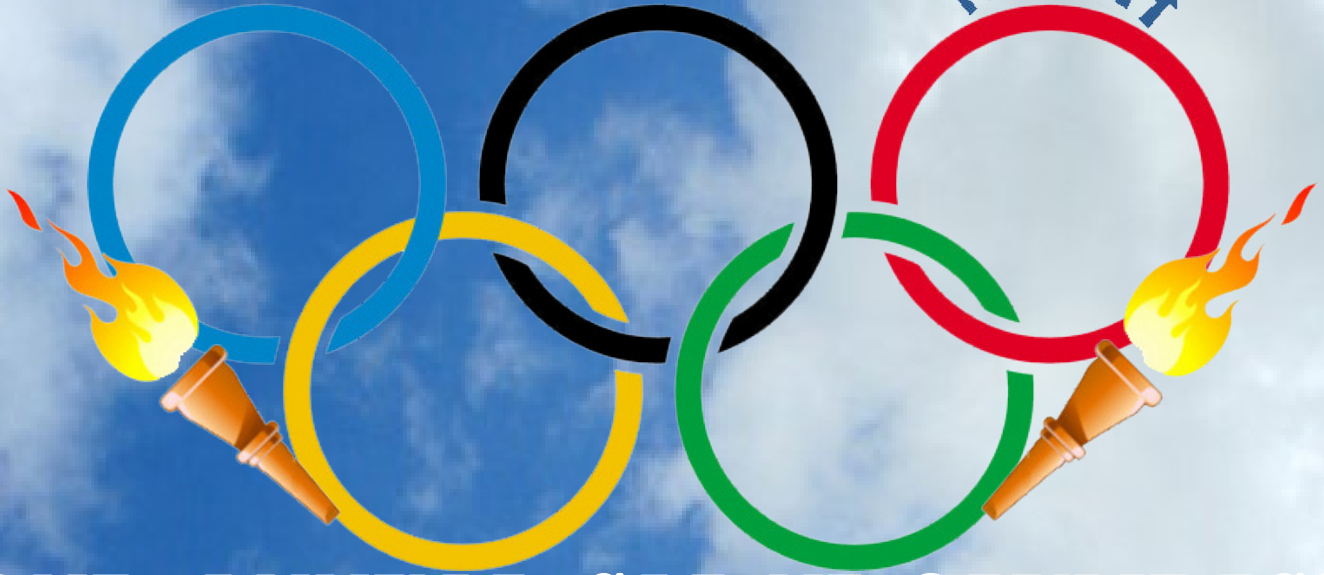


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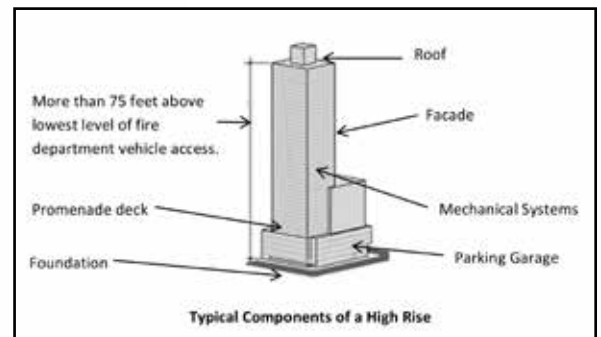
The High Rise

By Mitchell H. Frumkin, PE, RS, CGP
President, Kipcon Inc.

and Allan Samuels, LEED AP
Managing Partner, Energy Squared, LLC

As residential housing in our geographic area is becoming more prevalent in city settings, the high rise condominium is becoming more and more popular. The purpose of this article is to present what comprises the physical assets of this type of building and the importance of understanding ongoing maintenance and energy efficiency, which results in maintaining the value of the property while at the same time minimizing the long term operational costs.

But first, what is a high rise? The definition from the International Building Code of a High Rise is "A building with an occupied floor located more than 75 feet above the lowest level of fire department vehicle access." Typical components of a high rise are shown in the diagram to the right. The modern high rise was not born until the end of the 19th century. Up until then, cities looked much different than the way they look today. The buildings at that time were rarely higher than 40 to 50 feet.



Two major developments led to the high rises that dominate major city skylines throughout the modern world.

First, in 1853, an American, Elisha Graves Otis, invented the world's first safety lift or elevator. This new form of vertical transportation enabled people to travel safely upward at a much greater speed and with considerably less effort than by walking.

The second major development occurred in the 1870s, when steel frames became available, gradually replacing the weaker combination of cast iron and wood previously used in construction. Until then, the walls had to be very thick to carry the weight of each floor. Steel frames were able to carry the weight of more floors, so walls became simply cladding for the purpose of insulating and enclosing the building. This development, which included applying hollow clay tiles to the steel supports, resulted in a fireproof steel skeleton and "also permitted movable interior partitioning, which allowed rooms to be reconstructed to meet the demands of new tenants. This new method of construction reduced the thickness of walls, increased valuable

floor space, and because it weighed much less than masonry, allowed immense increases in height. Freed from the constraints of traditional construction, the facade could now be opened with windows to maximize the amount of daylight reaching the interior of the building.

Another factor that helped to make high-rises possible was the foundation upon which they stood. The Egyptian method of spread footings didn't work for skyscrapers since too much weight would bear down on too small an area. Modern builders had to switch to another ancient method, the Roman use of piles, which were driven into the ground all the way to the bedrock to provide a strong supporting base.

Other developments also helped high rises to proliferate. According to the Institute of Real Estate Management, incandescent lamps, central heating, and forced-air ventilation, followed in the 20th century by fluorescent lights and air-conditioning, addressed the issue of providing adequate lighting, heating, ventilating, and air-conditioning.

The high rise building is distinctly different from low story buildings. It allows for many people to live in a much smaller ground space than equivalent communities comprised of large property sizes. In regards to community associations, high rise buildings are typically being built as condominiums with extensive and complicated mechanical systems and common areas and exterior building components, which are very hard to access. Even if access is easy to obtain such as the roofs, the replacement of equipment will generally

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include cranes, helicopters and other means of removing existing and installing new equipment. This type of construction results in extensive Reserve Studies and budgets, which result in high maintenance fees.

A summary of the typical components that make up the common and limited common elements of a high rise follows.

Building Envelope

The basic function of the envelope or enclosure of a building or structure is to protect the conditioned interior spaces from the surrounding environment. In a condominium, the majority of the building envelope is a part of either the common or limited common elements. It includes the roofs and facades, which also include the windows and doors, promenade decks, balconies etc.

The building envelope is designed to reflect the following conditions;

- Structural integrity
- Moisture infiltration

- Air infiltration
- Energy conservation
- Sound attenuation
- Fire safety
- Durability
- Aesthetics



(above) Location of a "pitch pocket" where the handrail post is embedded in the concrete balcony. Moisture has entered the pocket causing rusting of the steel and cracking of the concrete.

One of the most problem prone areas of the building exterior are those constructed of concrete. If a concrete surface is not protected and moisture is absorbed into the concrete, this will result in rusting of the reinforcing steel which will cause expansion of the steel and cracking of the concrete which will allow for additional infiltration. This condition typically occurs in the following areas:

1. Balcony surfaces which are generally limited common elements and the responsibility of the association. In many

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THE HIGH RISE...from page 32.

cases this condition is further exaggerated at the locations where the handrail posts are imbedded into the concrete allowing moisture a place to enter the concrete if the posts are not installed correctly resulting in sections of concrete falling.

Another common problem is when a unit owner will cover the balcony with a carpet or some other material which holds the moisture and does not allow it to drain from the balcony.

2. Parking garages. The surfaces of the parking garage exhibit similar problems to the balcony surfaces although the deterioration can be accelerated by the salts carried into the garages by the cars in the winter. In many cases this also leads to problems with the structural concrete beams and columns as well as steel beams which are exposed to these conditions. In many cases the expansion joints which separate sections of the parking garage decks allow moisture to travel from the top levels to lower levels.

3. Podium decks. In many high rise buildings a podium deck is installed above parking garages or other parts



(left) Underside of parking garage ceiling which supports a podium deck and moisture infiltration has been occurring which has caused rusting of the reinforcing steel and deterioration of the concrete.

(right) Underside of a podium deck at the location of a failed expansion joint which has allowed moisture infiltration and deterioration of the supporting steel structure.



of the building. The construction of this podium deck is typically comprised of a waterproofing membrane directly on top of the concrete deck which is then covered with a drainage plane to allow moisture to be drained and a top surface that is for public use and may be brick, grass, plant-

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ers and many other aesthetic finishes. Failures of these membranes due to age or improper construction will then cause deterioration of the concrete. What makes this type of deck even more problematic is that you may not even know that the water is causing problems and when it is recognized damage may already have occurred and the source of the water is very difficult to find without removing large portions if the top surface.

Another area of common problems in the building envelope is the roof. On most high rises the roof is flat with only minimal slope and can hold water for extended periods after a rainfall resulting in moisture infiltration into the upper floor units and common areas. Since the roof is easily accessible for ongoing inspections it is recommended that the roof be visually inspected on an ongoing basis to review its condition and perform any remedial work before it becomes an expensive problem to correct.

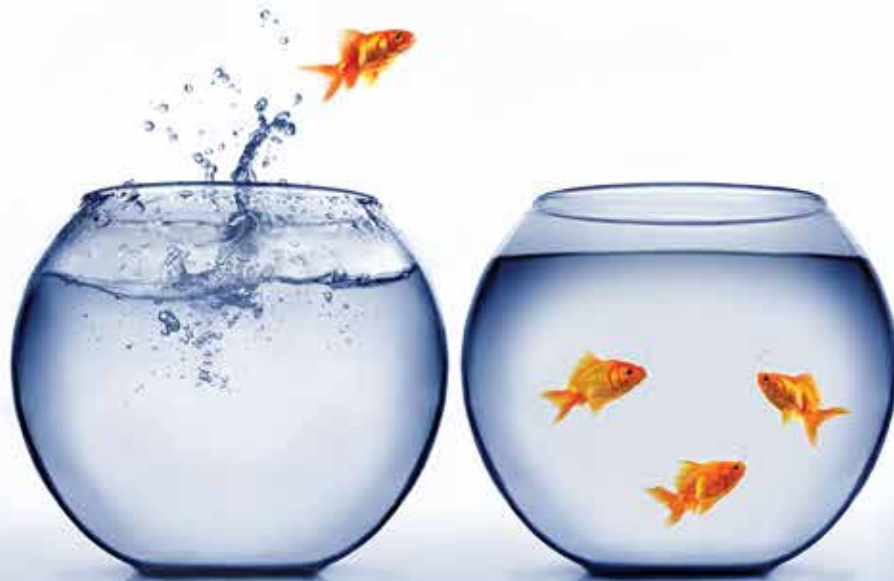
While the above problem areas only touch on a limited number of areas, it does show the importance of ongoing maintenance.

Mechanical Systems

The mechanical systems in a high rise building are extensive and include not only the heating and cooling systems but also the production of hot water. The systems typically are fueled by large amounts of electricity and natural gas which make up a large portion of the monthly maintenance

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fees. The most cutting edge opportunities for the mechanical systems in buildings of this type are the available incentives in New Jersey to allow for upgrading these systems to take advantage of energy efficient technologies. One of the best programs is known as the Pay 4 Performance Program. In this program if a building can show that by making a minimum of two changes to the energy consuming parts of the systems, a 15% decrease in energy consumption is possible and incentives are available to fund having this work done. What makes this program even more exciting is that the incentives are based on the actual performance of the building over a year time's frame. If more energy than is anticipated is saved, the incentive will be even higher. To qualify for this program the building must be of a certain minimum size. As part of the incentives, the cost of the engineering is also partially funded. To investigate this program the association must work with a Pay 4 Performance partner approved by the state such as Energy Squared. With a community association this type of program can be even more attractive since it does not require a contribution of the reserve funds that have been accumulated for the replacement of the equipment.

A great way to explore these types of life cycle cost opportunities for a high rise is through the use of a Green Reserve Study which not only is based on replacement costs of the common

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ULTIMATE PARTNER Profile

Ansell, Grimm & Aaron, PC *Questions answered by David J. Byrne, Esq.*

Pictured are David J. Byrne, Esq. and the Ansell, Grimm & Aaron, PC Community Association Practice Group Attorneys.



Courtesy CAI-NU.

Please provide a brief history of your firm

Ansell Grimm & Aaron, PC has been dedicated to providing excellent legal representation, zealous advocacy, and skilled legal advice to our diverse clientele for more than 85 years. Over the years we have been fortunate to count among our ranks a Justice of the New Jersey Supreme Court, the Majority leader of the State Senate and an adjunct law professor at Yale University. Our attorneys all practice with a common philosophy...a commitment to excellence and a commitment to people. AGA attorneys practice in a broad spectrum of legal fields including community association, condominium and co-op law, family law, commercial & residential real estate, litigation, bankruptcy, land use, creditors' rights, wills, trusts and estates, personal injury/medical malpractice, municipal court defense and criminal defense. We welcome the opportunity to expand the firm's clientele.

What is Your Role in the organization?

I am a partner of AGA, and chair of the firm's community association group, as well as its condominium & co-op group. I have been representing condominiums, HOAs, co-ops

along with others connected to the overall planned unit development industry and/or community uninterrupted for more than 22 years. I provide clients with a full range of legal advice and services including the drafting and negotiation of service contracts, rules and regulations and alternative dispute resolutions ("ADR"), collections and delinquent assessments, transition negotiations with developers and/or sponsors, construction defect litigation, municipal services and relations, fair housing compliance, restrictive covenant enforcement and interpretation, litigation-related services, governance, creation and amendment of governing documents and the fiduciary duties of board members.



David J. Byrne, Esq.

Courtesy CAI-NU.

Tell Us About a Specific Project or program

We are particularly proud of our "smart" assessment and maintenance fee management and recovery program. This program recognizes the unmistakable truth understood by

every community association board – every owner must pay each assessment, and pay it on time, or they place the plans and hopes of the community in jeopardy. Our “smart collections” program rejects clerical and/or paraprofessional-driven collection efforts as those efforts ignore the importance of unpaid assessments. We appreciate how crucial the payment of assessments and maintenance fees are. We appreciate the difficulties faced by communities and buildings ravaged by widespread arrearages, bankruptcies, foreclosures, and abandoned homes and units. That appreciation allows us to use a more efficient, modern and cost-effective approach to the difficulties. Our program depends upon total transparency, as well as attorneys that work side-by-side with boards and managers to devise strategies tailored to the particular situations, arrearages and/or disputes presented. We consider every strategy – always with the client’s financial position

“Earlier this year the Greater Ocean Township Chamber of Commerce recognized our lengthy history of supporting causes in the community by naming us it’s 2016 Philanthropy Award.”

in mind – whether it be negotiation, monitoring, settlement, money judgment, foreclosure, seizure of ‘surrendered’ units, generating revenue from rentals and/or rent receiverships. That is all done in connection with the way we handle these matters while balancing the client’s need to manage and limit its legal fees and costs. In the end, we help our clients create a ‘culture of payment’ in and throughout their communities and buildings.

What would someone be surprised to learn about your company?

The 1980 movie *Act of Love*, starring Ron Howard, Mickey Rourke, and Robert Foxworth, is based on the

successful defense of Lester Zygmanski by retired AGA partner Robert Ansell. In 1973 Zygmanski was acquitted in the mercy killing of his brother George who had been paralyzed from the neck down in a motorcycle accident in June of that year. Lester ended his brother’s life by shooting him in his hospital bed in Jersey Shore Medical Center “in full view of the nurses and five other patients,” according to a November 5, 1973 Associated Press account of the trial. Robert Ansell argued that Lester was temporarily insane at the time of the shooting and after two-and-a-half hours of deliberation, the jury acquitted him based on that defense.

Have you received any recent awards or certifications?

Earlier this year the Greater Ocean Township Chamber of Commerce recognized our lengthy history of supporting causes in the community by naming us it’s 2016 Philanthropy Award. Additionally, AGA recently received the Jersey Coast Chapter of the American Red Cross’ 2016 Clara Barton Corporate Humanitarian of the Year Award. Professionally, Ansell’s lawyers have been recognized as among the top performer in their fields repeatedly by industry organizations and publications. This year six Ansell attorneys, including Mark Wiechnik and Rich Linderman, two of our community association law group’s partners, have been named as Super Lawyers or Rising Stars by the Thompson Reuters publication.

What are some trends you see in the community association industry?

The community association industry is still relatively young, and as such is still experiencing some growing pains as new issues continue to crop up and need to be dealt with for the first time. Having recently experienced the greatest foreclosure crisis in US history, the industry is learning just how vulnerable it is to broader economic trends and gyrations. As the crisis winds down we have the opportunity to consider the lessons learned and put a framework in place to ease the difficulties of dealing with similar problems in the future. ■

See the complete list of Ultimate Sponsors on page 2 of this issue.



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What is your role in the organization? What is your background? How long have you been in the industry?

Today I am a visionary, working with sales to develop the business and continually seeking new opportunities for the company to grow including acquisitions. The company has grown from providing mainly sweeping services, to becoming a fully operational pavement maintenance company. I am second generation in a family business with my son Gabriel starting a year ago to make it a third generation.

I graduated from Arizona State University in 1981 with a marketing degree, and I have been involved in the industry for over 30 years.

Is there a specific project or program that you would like to highlight? Please describe.

We have many projects (too many to highlight), but we are currently sweeping the Garden State Parkway, crack filling and seal coating large retirement HOAs, and milling & paving large shopping centers along with driveways throughout New Jersey.

What might someone be surprised to learn about your company?

Culture is the foundation of how we run the company at C & L. The culture is created by the core values that we have set up and every employee has to embrace these values that we've created. We use seven or eight core values in our hiring process.

About a year ago, the C & L management team sat down in an open forum to discuss what was important to them. Everyone had an opportunity to discuss the values that they thought were the most important for everyone in the company to engender and that really drove the culture here.

They took these 25-30 ideas down and agreed upon seven of the most important ideas to them. Those ideas have been put in their employee hand book and are discussed regularly at employee meetings.

Have you or your company received any recent awards or certifications?

We were just awarded the "Sweeper of the Year" for 2016 by the National Pavement Maintenance Magazine. C&L is the first company to pass the certified sweeper contractor in New Jersey and one of the first 10 in the USA.

What trends do you see for the community association industry?

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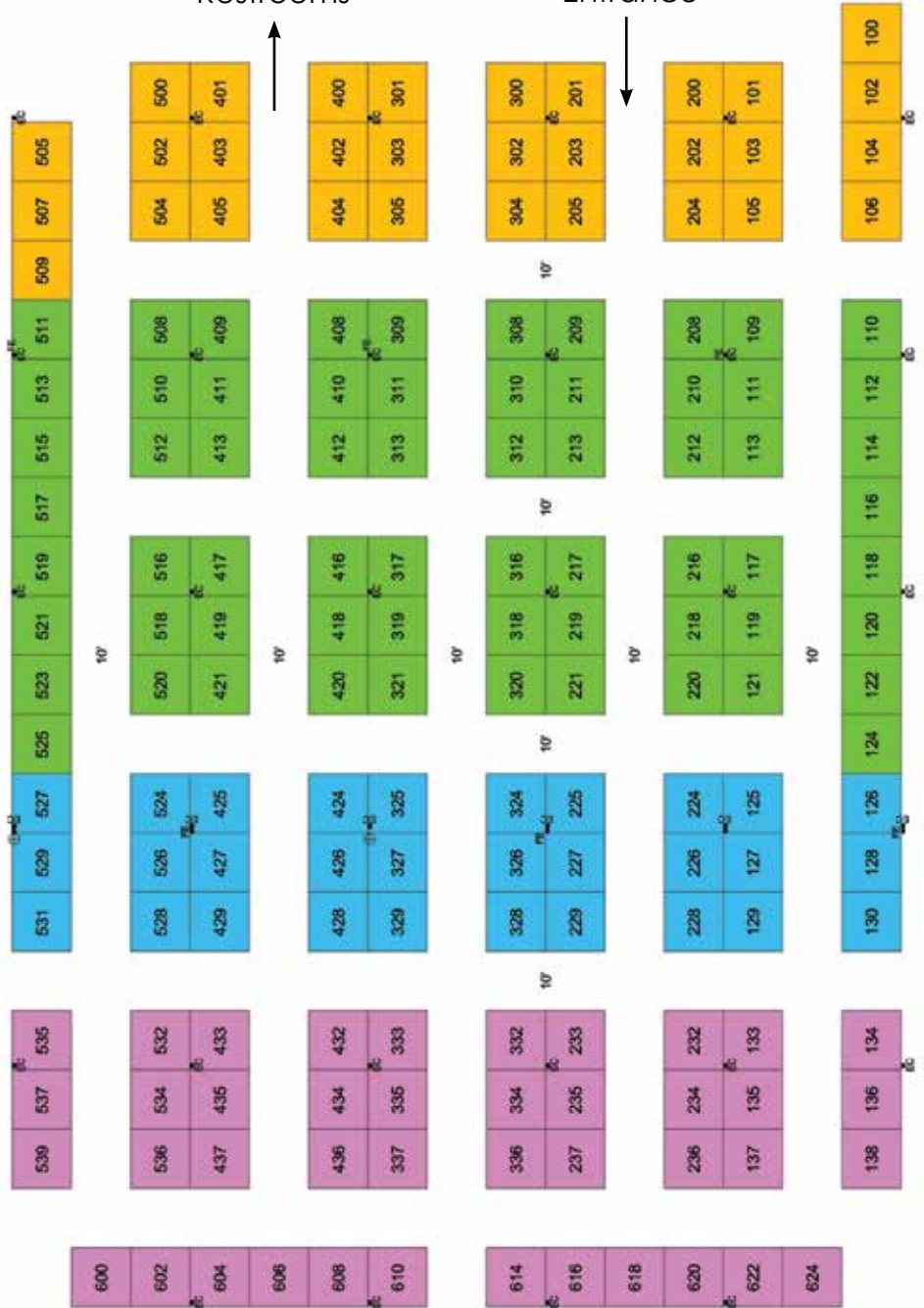
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Questions: Contact Angela Kavanaugh at (609) 588-0030 or email expo@cainj.org.

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TRANSITIONS...

from page 21.

ing interior millwork, carpeting, paint and other aesthetic issues, indoor swimming pools that have various defects, garages that leak water on cars or flood, substandard emergency discharge pipes, and a slew of other deficiencies. They cause great suffering to many unit owners and tremendous headaches for the board members and property managers trying, without luck, to get the sponsor and subcontractors to repair them.

It is easy to respond to the emotions of the unit owners and board members who are living with these conditions by spending tens or even hundreds of thousands of dollars in expert fees and years of time investigating and reporting on these claims. However, since there is typically no consequential property damage caused by these deficiencies, there is most likely no insurance coverage. Had the association been advised by knowledgeable, experienced counsel and experts, it would have known that it was not wise to allocate large amounts of money to investigating these claims since there is no insurance coverage and therefore no realistic way to recover any money for them.

CONTINUES ON PAGE 54

"They cause great suffering to many unit owners and tremendous headaches for the board members and property managers..."

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TRANSITIONS...

from page 53.

Compiling a Competent Team

The association needs a game plan from the inception of transition that includes a legal analysis of the claims for which recovery is likely, and those for which recovery is not likely. This is a highly complex exercise which is greatly complicated by the often daunting array of extremely sophisticated engineering and architectural issues which arise in high rise construction. To do this, counsel need to draw upon years of experience to create a cost-benefit analysis for the client so it can make an intelligent business decision whether to proceed and, if so, for which claims. That requires the attorney understand the engineering and architectural issues, what experts to hire, what the scope of their work should be, how to anticipate and think through the multiple insurance coverage issues that will arise and how all of this is likely to play out in litigation, mediation and, if necessary, at trial. Knowledgeable, experienced, dedicated property managers are also a key to transition as they need to be able to coordinate with counsel, experts, contractors and the unit owners to keep communication working smoothly and ensure access to units and notice of repairs is given. Counsel also needs to be able to deal with the justifiable frustration and outrage of the unit owners and board members who paid hundreds of thousands or millions of dollars for units in a high rise damaged by negligent design and construction work for which they are not responsible but for which they are stuck holding the bag.

CONTINUES ON PAGE 56



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TRANSITIONS...from page 54.

Conclusion

We have all heard about transition nightmares where an association for a high rise condominium, or any other condominium for that matter, spends hundreds of thousands or millions of dollars and does not get a recovery that justifies its financial investment. Transition nightmares happen to associations when there is a lack of planning by attorneys and experts who have tried these cases and have collected multi-million dollar settlements and verdicts. The most successful strategy is to follow the insurance money and hire an experienced team. And consider asking your lawyer to handle your case on a contingent fee basis. If they're not willing to be your partner and put their money where their mouth is, that should tell you something. ■



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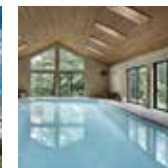


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3. Recruiters can only win 1 prize per year.
4. CAI-NJ may allow substitutions of prizes in certain circumstances.
5. Prize winners will be announced at the CAI-NJ Chapter Retreat in December 2016.
6. Winner(s) need not be present to win.
7. *The Grand Prize is a trip to the 2017 CAI National Conference in Las Vegas, NV. Includes airfare to Las Vegas, NV, from Newark, NJ, or Philadelphia, PA; two nights at conference hotel and conference registration.



(As of March 31, 2016)

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- Tracy Blair, CMCA, AMS, PCAM – 1
- Erin O'Reilly, CMCA, AMS – 1
- Cynthia Pirrera, CMCA, AMS,
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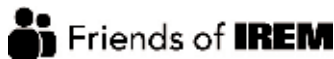


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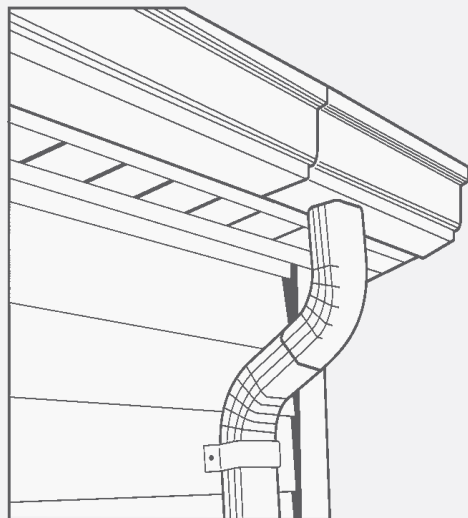
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– Benjamin Franklin

When managing high-rise buildings, it is important to be a forward thinker. In particular, the ability to anticipate the unexpected before maintenance issues arise, is key. These maintenance issues have different characteristics from other types of properties you may manage, such as a townhouse or other smaller communities whose components are much different. Despite their similarities, these communities normally have a high concentration of people who share a similar interior and/or exterior common area, creating the need for regular inspections to ensure that they are properly maintained, in accordance with governing documents, as well as in anticipation of insurance carriers and lenders.

Maintenance schedules are key tools for managers and site superintendents. If used properly, schedules preemptively for planning future work intelligently.

First and foremost, managers should determine what is owned by the association and what is owned by the city. On top of that, managers should become familiar with their Municipality's ordinances which may expect you to keep certain areas clean and clear, or to have a direct number to alert the necessary authorities of any issues outside of your building's responsibility. Sidewalks and pavement — especially in high-traffic areas — should be inspected by the staff on a routine basis. Managers should also address poor lighting, broken stairs or railings, and potholes in order to avoid being held liable, ultimately resulting in an insurance claim against your building, as well as maintaining that curb appeal that helps keep property values at a maximum.

Fire Safety in high-rise building is another priority that managers and site superintendents need to make a priority in their daily repertoire. Routine inspections of emergency lights, generators, emergency radios, churning of fire pumps, and the presence and periodic review of your



“First and foremost, managers should determine what is owned by the association and what is owned by the city.”

fire safety plan, just to name a few items that are a must have on your maintenance schedule. Yearly inspections of stairwell pressurization, standpipe risers, sprinkler systems, fire alarms, your building's emergency notification system, smoke detectors, backflow preventers, fire doors, and ventilation systems are necessary. At this time, your Building Information Card should be reviewed and any changes noted. Meanwhile, a keen eye should always be pointed towards the integrity of your equipment to ensure the safety of all Residents. Constant training with your fire manager and staff of emergency response plans are crucial, too.

HVAC systems — which prove to be quite intricate in larger buildings—are intertwined with how residents receive their heat and/or air conditioning. Knowing the type of equipment that is installed in your building as well as placing maintenance schedules will help keep your equipment functioning properly while preserving its life expect-

CONTINUES ON PAGE 67

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MANAGEMENT TRENDS...

from page 64.

tancy. A plan of when pumps are scheduled for service, filters changed, wires inspected, coils cleaned, amps checked, and cooling towers treated and maintained/cleaned, are just a few of the items which should be on a regular maintained on a schedule.

Elevator inspections and quarterly maintenance is important to maximized availability for access to units, amenities, and the street. A comprehensive schedule should be routine with any elevator maintenance contract (you should check with your elevator consultant to ensure that all precautions and safety checks are conducted on a routine basis).

Seasonal maintenance, such as carpet cleaning or window cleaning are additional items which should be considered, depending on the budget and needs of the building.

Amenities fluctuate from building to building. Regardless of your buildings offerings, a plan to set aside time for the proper maintenance of these amenities. After all, it is the amenities that add tremendous value to the building in addition to acting as a persuasive sales tool.

Not only are these schedules important to keeping your property running smoothly, but they are also are a needed tool when it comes to budget time. Efficient schedules and preventative maintenance should reduce the time and money and alternately, keep repairs costs to a minimum, as we all know what the bigger problems in the future will be. ■

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**BUSINESS PARTNER
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Two networking sessions (5:30 p.m. - 6:15 p.m. and 7:45 p.m. - 8:30 p.m.)

All attendees are invited to join the Managers Roundtable attendees for the networking sessions.

Date: Thursday, June 23, 2016
Location: Sea Oaks Country Club
99 Golf View Drive
Little Egg Harbor, NJ 08087
Agenda: 5:30 p.m. - 6:15 p.m.: Cocktail reception and networking with Managers
6:15 p.m. - 7:45 p.m.: Roundtables
7:45 p.m. - 8:30 p.m.: Dessert reception and networking with Managers

Pre-registration is required.

If you register for this program and cannot attend, please call the chapter office at (609)-588-0030 to cancel.
We require a cancellation notice at least 72 hours in advance. If a notice is not received, a \$25 cancellation fee may be charged per registrant. Substitutions are permitted if you cannot attend.

Questions? Email Angela Kavanaugh at Angela@cainj.org or call (609) 588-0030.

Space is limited. Attendees are strongly encouraged to register by Friday, June 17, 2016.

CAI-NJ advises that for training, marketing or other purposes, this event may be recorded, videotaped and/or photographed. By attending this event, the registrant(s) consents to the use of his or her image by CAI-NJ and agrees to waive any claim for the use of his or her image, including without limitation, the appropriation of his or her image for commercial purposes or the invasion of his or her privacy.

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CONTINUING EDUCATION NOTICE:

By successfully completing this program, the New Jersey Chapter of Community Associations Institute (CAI-NJ) will approve 3 hours credit for this program towards the Professional Management Development Program (PMDP).

TOPICS:

- **Friends with Benefits – unlocking the value in your business partner relationships**
- **More Bank For Your Buck – optimizing your marketing budget**
- **You Had Me at Hello – turning introductions into opportunities with property managers**

BUSINESS PARTNER BEST PRACTICES ROUNDTABLE DISCUSSION AND NETWORKING RECEPTION

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Attn: 2016 Roundtable Discussion
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Freehold, NJ 07728

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MANAGER BEST PRACTICES ROUNDTABLE DISCUSSION AND NETWORKING RECEPTION

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Two networking sessions (5:30 p.m. - 6:15 p.m. and
7:45 p.m. - 8:30 p.m.)

All attendees are invited to join the Business Partner
Roundtable attendees for the networking sessions.

Date: Thursday, June 23, 2016

Location: Sea Oaks Country Club
99 Golf View Drive
Little Egg Harbor, NJ 08087

Agenda: 5:30 p.m. - 6:15 p.m.: Cocktail reception
and networking with Business Partners
6:15 p.m. - 7:45 p.m.: Roundtables
7:45 p.m. - 8:30 p.m.: Dessert reception
and networking with Business Partners

Pre-registration is required.

If you register for this program and cannot attend, please
call the chapter office at (609)-588-0030 to cancel.

We require a cancellation notice at least 72 hours in advance. If a notice is not received,
a \$25 cancellation fee may be charged per registrant. Substitutions are permitted if you
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Questions? Email Angela Kavanaugh at Angela@cainj.org
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Space is limited. Attendees are strongly encouraged to
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- How to manage wildlife so they don't manage you
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Or email to angela@cainj.org.

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amount of the total shown hereon and agrees to perform the obli-
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LEGISLATIVE UPDATE...

from page 9.

Condominium Project Questionnaire - Short Form (Fannie Mae Form 1077/Freddie Mac Form 477), which provides a shorter list of questions to facilitate a limited or streamlined review of condominium projects.

The full form as well as the short form can be found on the CAI-NJ website at www.cainj.org/scpq.

A lender's use of these new condominium project questionnaire forms is currently optional but it is likely that, with time, the standardized forms will be used universally and help expedite the evaluation of condominium projects.

The forms set forth a clear and consistent format and terminology for the insertion of information, regardless of the lender. The community association will know become familiar with the data that is common to the forms. If the same form is used has been completed for a community regardless of the lender, once the association or the property manager has completed the form, only the data that changes will have to be updated.

With a clear and consistent format and terminology,

community association boards, property managers, legal counsel and lenders should be able to expedite the submission of information and the completion of project eligibility review. Anyone who has completed these forms will know what welcome relief these standardized forms will provide. ■

ATTENTION ALL CAI-NJ SEMINAR ATTENDEES:

Please remember to keep your seminar completion certificates in a safe place.

These certificates are distributed at the end of each CAI-NJ seminar. This is proof that you attended and completed the seminar. You may need to reference the certificate in the future and CAI-NJ does not keep track of each member's attendance record. Community managers will definitely need the certificates to obtain credit for continuing education towards their designations.



Construction/Assistant Operations Manager

Rossmoor Community Association, Inc., located in Monroe Township, New Jersey, is seeking to hire an experienced Construction Manager to assist the Operations Manager in overseeing a staff of sixteen employees which includes five Office Personnel and eleven Building Technicians.

Rossmoor consists of 15 condominium associations, 3 cooperative associations, and a master association. The right candidate would manage residential building construction projects, and work closely with the Directors with maintenance issues and support the Operations Manager with infrastructure and common facility construction projects. Oversight of the snow/ice removal operations and other extreme weather conditions is also required.

Candidates should have five years supervisory experience in the construction field; willingness to attend CAI and job related seminars; a valid NJ driver's license; it is helpful to be familiar with Excel, Word, and TOPS; and have the ability to read construction drawings, specifications, contracts and reserve studies.

Interested candidates should email or fax your resume to

Jane Balmer, General Manager

janebalmer@rcainj.com - FAX (609) 655-8155 - Phone (609) 655-1000

Board Leadership Development Workshop

LEARN HOW TO BE AN EVEN MORE EFFECTIVE BOARD MEMBER

WEDNESDAY, JUNE 8, 2016 8:30 A.M. - 3:45 P.M.

CAI-NJ HEADQUARTERS, 500 HARDING RD., FREEHOLD, NJ 07728

The workshop will teach you how to become a more successful board member and how you can recruit and support new volunteers. You'll learn the role of the board, the president and other leadership positions, and you'll identify effective ways to work with professional managers and service providers.

THE WORKSHOP CONSISTS OF FIVE MODULES:

- Module 1: Governing Documents and Roles & Responsibilities
- Module 2: Communications, Meetings and Volunteerism
- Module 3: Fundamentals of Financial Management
- Module 4: Professional Advisors and Service Providers
- Module 5: Association Rules and Conflict Resolution

COURSE MATERIALS

The workshop includes a toolbox of support materials:

- The Board Member Toolkit, a best-selling book from CAI Press
- The Board Member Toolkit Workbook
- Brochures and publications, such as The Homeowner & The Community Association
- A copy of CAI's award-winning Common Ground™ magazine
- In addition to a toolbox of support materials, each student receives a certificate of completion and recognition on the CAI website.

Board Leadership Development Workshop Registration Form FREE for ALL CAVL Chapter Members

Name/Designation: _____

Community Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Fax: _____

Email: _____

CAI-NJ Members: FREE
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We require a cancellation notice at least 72 hours in advance. If a notice is not received, a \$25 cancellation fee may be charged per registrant. Substitutions are permitted if you cannot attend.

Please list the name, community and any designations of additional registrants. If necessary, please attach an additional sheet of paper (i.e.: John Smith, Ams, CMCA - ABC Company).

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Payment Methods:

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Attn: Board Leadership Development Workshop

500 Harding Road

Freehold, NJ 07728

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THE HIGH RISE...

from page 39.


area components but also calculates the available cost savings in energy and maintenance if high efficiency equipment is used during replacement programs.

In conclusion, high rises in our industry are becoming more and more prevalent. In response to this, CAI has nationally developed a high level course titled "High Rise Maintenance and Management" which is being offered in Philadelphia in November of 2016 and will focus on the special needs of this type of community. If you have interest in learning more please go to caionline.org. ■



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