



Board of Trustees Video Conference Meeting

August 22, 2024 | 1:00 p.m.

MINUTES

TRUSTEES PRESENT

PRESIDENT—Jeevan J. D’Mello, CMCA, AMS, LSM, PCAM; IMMEDIATE PAST PRESIDENT— Vishnu Sharma, CPA, CFE; PRESIDENT-ELECT—Melissa Ramsey, CMCA, AMS, LSM, PCAM; Cameron D. Adams, CMCA, AMS, PCAM; Brian Butler, Esq., CMCA, AMS, PCAM; Staci Gelfound, CMCA, AMS, PCAM; Melissa Hargrove, CMCA, AMS, LSM, PCAM; Michael Johnson, CMCA, AMS, PCAM; Jessica Knutsen, CIRMS; Matthew C. Kuisle, RS; Joel Meskin, Esq., CIRMS; Matt D. Ober, Esq.; Joyce Sachs; Kelly Zibell, AMS, PCAM

STAFF PRESENT

Dawn M. Bauman, CAE; Cori Canady; Grace Dang; Jennifer M. Flynn, GSP; Thomas M. Skiba, CAE; Bruce A. Townsend, CPA; Crystal L. Wallace, IOM, CAE

BOARD LIAISONS

Mark Jones, AMS, PCAM—Foundation for Community Association Research
Mike Traidman—Community Association Managers International Certification Board

GUESTS

Ursula K. Burgess, Esq.—Chair, Bylaws Task Force

CALL TO ORDER

A quorum having been determined, President D’Mello called the meeting to order at 1:01 p.m. welcoming all.

STATUTORY CONSENT

A **motion** was made, seconded, and unanimously **passed** to approve/ratify the following items:

- Approve June 26, 2024, Board Meeting Minutes
- Ratify Amicus Curiae Briefs:
 - Michigan Supreme Court Case No. 166228
 - Georgia Court of Appeals—*Tuscany Condominium Association, Inc., v. C.P., an adult female*

(Sachs)

GOVERNANCE

Bylaws Task Force

Ms. Burgess reported that the Bylaws Task Force held its first substantive meeting and reviewed Article

V. She reviewed the changes recommended by the Task Force, and asked the Board for direction on how they would like the Task Force to move forward with recommended changes. Discussion ensued.

A **motion** was made, seconded, and passed directing staff to draft a redline version of the Bylaws Task Force's recommended changes to Article V of the CAI Bylaws and provide it to the Board of Trustees for consideration at a future meeting. (Ramsey)

Chapter Relations Task Force

Ms. Ramsey reported that the Chapter Relations Task Force is currently focused on chapter recertification requirements, and the Board can expect to receive recommended changes in the future. Discussion ensued.

A **motion** was made, seconded, and passed to approve the charter for the Chapter Leaders Committee. (Gelfound)

2024 Councils Election and BOT Appointments Report

Ms. Flynn reported that the 2024 Membership Representation Groups election opened last week and closes on August 23. In September, the MRGs will select their 2025 chairs-elect, and self-nominations for open at-large positions on the Board of Trustees will be accepted for three positions that will be filled by the Nominating Committee.

ENDS

Corporate Transparency Act Lawsuit

Mr. Skiba and Ms. Bauman reported on the status of the Corporate Transparency Act. CAI has six plaintiffs and will be ready to file a lawsuit in the near future. CAI did receive a response to the request for an exemption for community associations saying that it is being considered. Discussion ensued.

Annual Conference and Other Events

Mr. Skiba reported on the status of the following CAI events:

- Annual Conference—Signed an amendment to expand exhibit hall and break out rooms.
- Large-Scale Managers Workshop—Being held in Frederick, Md., in September. There are six slots available.
- CEO-MC Retreat—189 people have registered; 225 are expected.
- Law Seminar—Planning is underway.

OWNERSHIP LINKAGE

Reports from Membership Representation Groups

Ms. Knutsen, chair of the Business Partners Council, reported on current activities of the Council, including:

- Appointed Greg Borzilleri to serve on the Nominating Committee.
- Working on a survey for business partners. Hoping to launch in the next couple of months.
- Held Business Partners Forum earlier in the week.

Mr. Butler, chair-elect of the Community Association Managers Council, reported on current activities of the Council, including:

- Three task forces have been established.
- Discussed MRG election process.

Ms. Sachs, chair-elect of the Homeowner Leaders Council, reported on current activities of the Council, including:

- Homeowner Leaders Forums set
 - September 5: Civility
 - December 4: Association Boards/Cultivating Leaders
- Three council members sat on a panel for the Business Partners Forum.
- Working on an ownership survey to be fielded as multiple snap surveys.

FCAR Liaison Report

Mr. Jones reported on current activities of the Foundation for Community Association Research, including:

- Had a meeting the day prior.
- Three new board members began terms July 1.
- Aging infrastructure publication being updated.
- Several surveys in the works or ongoing.

CAMICB Liaison Report

Ms. Ramsey and Mr. Traidman reported on recent activities of the Community Association Managers International Certification Board, including:

- Joint Nominating Committee met.
- With CAI, had a booth at the National Conference of State Legislators.
- In June, held a standards workshop with 15 subject matter experts.

Chapter Leaders Committee

Ms. Zibell reported on recent activities of the Chapter Leaders Committee, including:

- Will have first meeting next week.
- Clarifying operational vs. policy matters.
- One representative (Tina Sadaat) will attend future Board of Trustees meetings.
- Priorities include:
 - Chapter recertification requirements
 - How LACs and chapters interact

BACKGROUND REPORTS

Membership

Ms. Wallace reported that membership was 47,125 as of July 30; retention 79%. The Corporate Transparency Act is being leveraged to attract new members.

Global Relations

President D’Mello and Mr. Skiba reported on recent and upcoming activity outside the United States, including:

- Spain—President D’Mello, Mr. Skiba, and Ms. Bauman presented at a managers conference.
- Australia—President D’Mello and Mr. Skiba attended the Strata Communities Australia conference in July.
- Italy—President D’Mello and Mr. Skiba will attend a managers conference in September.
- South America—President D’Mello, Mr. Skiba and Ms. Bauman will be attending managers conferences in November.
- Dubai—President D’Mello and Mr. Skiba will present at IRECMS conference in December.
- Journey with Jeevan—A program was launched to allow CAI members to travel to Colombia and/or Dubai

Ms. Ramsey asked for additional information about and the purpose of trips in future updates for the Board to have a better understanding. Mr. Skiba stated that the main purposes of the trips are to:

- Leverage existing educational content
- Talk about CAI and broaden membership and participation
- Meet with government officials who regulate community associations

EXECUTIVE SESSION

At 2:10 p.m., staff and guests left the meeting and the Board of Trustees adjourned into Executive Session to discuss an ethics matter in accordance with Article VI; Section 5 of the CAI Bylaws. Mr. Skiba, Ms. Bauman, Ms. Flynn, and Ms. Wallace were asked to remain for the Executive Session.

At 2:40 p.m. the Board of Trustees reconvened in regular session.

The Board of Trustees reaffirmed the following action taken during the Executive Session:

A **motion** was made, seconded, and passed to immediately suspend Erik M. Rivera, AMS, PCAM, from the Community Association Managers Council pending completion of an ongoing ethics violation investigation.

BOARD MEETING EVALUATION

Mr. Johnson served as monitor for the meeting and briefly shared their observations with the group.

There being no further business, the meeting adjourned at 2:41 p.m.

Jennifer M. Flynn, GSP
Secretary