

CAI 2025 LEGISLATIVE PRIORITIES

COMMUNITY GOVERNANCE

Board Authority and Transparency. CAI recommends that board members adhere to their governing documents and applicable laws, while maintaining transparency in meetings and decision-making. This involves conducting open and fair elections, providing access to records, and disclosing any conflicts of interest.

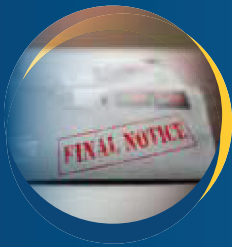
Board Member Education. CAI encourages voluntary education for board members and advises legislators to collaborate with CAI's legislative action committees if considering mandates. This approach ensures that education initiatives align with the unique needs of each community association.



COLLECTIONS OF ASSESSMENTS AND COVENANT ENFORCEMENT

Foreclosures and Filing Authority. CAI emphasizes the need for fair and equitable foreclosure procedures that protect homeowners and community associations alike.

Collection of Delinquent Assessments. CAI strongly advocates for efficient and equitable methods for collecting delinquent assessments. Legislative limitations on such collections could undermine community associations' financial health. Therefore, CAI supports legislation that strengthens collection procedures while ensuring due process protections for homeowners.



CONDOMINIUM SAFETY

Condominium Repair and Maintenance Financing. CAI remains committed to collaborating with policymakers to promote effective financing options for necessary repairs and maintenance in all community associations.

Reserve Studies and Funding. CAI and its legislative action committees recommend statutory mandates for reserve studies and funding for all community associations. Additionally, CAI supports requirements for developers to establish proper reserves during the development process to create awareness and financial stability following transition from developer control. CAI also supports a transition of a maintenance manual.



INSURANCE

Insurance and Risk Management. CAI promotes comprehensive risk management programs that prioritize legal compliance and financial stability for community associations, access to the state FAIR plan to bridge the gap, and other policy issues in hopes of providing relief to homeowners and the rising costs of insurance.



SELF-GOVERNANCE OF COMMUNITY ASSOCIATIONS

Community Values. CAI supports the right of community associations to self-govern and establish reasonable regulations that reflect their community values.

CAI believes that community associations are best positioned to determine rental policies based on their governing documents and the preferences of their homeowners.

