

CONDO SAFETY

A RESOURCE FOR HOMEOWNERS
AND BOARD MEMBERS

After the tragedy at Champlain Towers South in Surfside, Fla., community association homeowners and volunteer board members began asking questions about their own communities and wondered how to protect their buildings.

QUESTIONS HOMEOWNERS SHOULD ASK

- Does our building need an inspection by a professional engineer to evaluate its structural integrity?
- Does our community have a reserve study to plan for the repair and replacement of major components owned by the community? When was this reserve study last updated?
- Does our community have a plan to fund the repair and replacement of its major components?
- Are critical components in the building such as structure, balconies, stairwells, etc., included in the reserve study? If not, is there a maintenance plan for them?
- Will a special assessment be required to fund the repair or maintenance of components that are not included in the reserve study?

STEPS HOMEOWNERS SHOULD TAKE

- Know your **rights and responsibilities** as a homeowner.
- Attend board meetings.
- Read communication from your community.
- Ask questions and participate in your community meetings and events.
- Regularly pay community association assessments.
- Agree to fund reserves for repair and replacement of major components and necessary maintenance.

STEPS BOARDS OF DIRECTORS SHOULD TAKE

- Seek advice from professionals regarding **building maintenance and inspections**.
- Determine if there are any signs of structural concerns that may need to be inspected by a professional engineer.
- Conduct and review your reserve plan using **best practices**.
- Review your reserve funding plan and fund accordingly.
- Have a conversation with your residents about reserve study/maintenance plans and funding.
- Take actions required in the maintenance and reserve plan.
- Maintain frequent communication with residents about these important issues.
- Be transparent with residents about how much repairs might cost and whether a special assessment may be necessary.

» **View more resources regarding structural integrity, maintenance, and reserves at www.condosafety.com.**



www.caionline.org
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