

CAI - LI Chapter News

Serving Long Island, New York

Published by the Long Island Chapter of CAI

Issue No. 66 – Autumn 2024



ADAPTING FINANCIAL STRATEGIES TO NEW REGULATIONS

By MARSHALL FULTON, VICE PRESIDENT, SENIOR RELATIONSHIP MANAGER - AXOS BANK

Over the next few years, the property management and association management industries will be forced to deal with significant changes on both the macroeconomic and legislative fronts. Some of the more challenging tasks will be found in emissions, infrastructure, and loan eligibility.

Operating costs across all areas of real estate and association management will continue to rise, due to significant increases in repairs/maintenance and many more stringent emissions compliance requirements. Management companies will have to adjust their budgeting and financial planning processes to accommodate these changes and ensure sufficient reserves and cash flow.

The changes and resulting legwork will become problems nationwide but will be most noticeable in major metropolitan regions. New York City, for example, has approximately 200,000 properties made of un-reinforced brick dating back almost 150 years. In San Francisco, over 3,400 concrete buildings could be at risk of significant damage or

collapse during the next severe earthquake. In Florida, where over [45% of the state's homes are in HOAs](#), boards and management companies have been hard at work figuring out how to deal with the damage from [stronger and longer hurricane seasons](#) and ever-changing regulations.

Understanding What's Happening at the Federal and Local Levels

In January 2022, [Fannie Mae](#) introduced stricter loan eligibility requirements for individuals looking to purchase condos or co-ops in associations that had significant deferred maintenance or special assessments. Budgets must now also feature a 10% line item for reserves that are meant to protect homebuyers and address aging infrastructure.

In NYC, buildings over 25,000 square feet are now required to meet new energy efficiency guidelines under [Local Law 97](#). By 2030, these buildings must reduce greenhouse gas emissions by 40% and they must achieve

Continued on Page 5

INSIDE THIS ISSUE:

| | |
|--|----|
| ADAPTING FINANCIAL STRATEGIES TO NEW REGULATIONS | 1 |
| PRESIDENT'S MESSAGE | 3 |
| NEWSLETTER: ARTICLES & ADS | 6 |
| SAFE PLACEMENT OF CHRISTMAS TREES AND DECORATIONS: PREVENTING ACCIDENTAL FIRES | 8 |
| BUILDING A SENSE OF COMMUNITY IN YOUR DEVELOPMENT | 12 |
| CALENDAR OF EVENTS | 14 |

Community Associations Institute — Long Island Chapter

P.O. Box 221, Commack, NY 11725 • 631-882-8683 • info@cai-li.org • www.cai-li.org

CAI National Office 1-888-224-4321 • www.caionline.org



CAI - LI Chapter 2024 Board of Directors

President

Rosemary Claus
Spring Meadows at Hauppauge

President Elect

Joanna Pawlowska
Maximum Security

Vice President

Todd Weisbrot
Accredited Property Management

Treasurer

Lynn Giugliano, CPA
Fuller Lowenberg & Co. CPAs, P.C.

Secretary

Nancy Fox
CAMCO Services of NY, Inc.

Past President

Andrew Nigri
Sancus Insurance Agency, Ltd.

Board Members

Beth Gazes, Esq.
Taylor, Eldridge & Endres, P.C.

Ted Hicks
Smithtown Tara HOA

Victor K. Looper, Jr.
Newbrook Gardens Owners Corp

Courtney McDermott
Greenview Properties, Inc.

Robert Vulpis
Blue Ridge Condominiums

—

Chapter Executive Director
Christine M. Majid

2024 ANNUAL SPONSORS

CAI Long Island gratefully acknowledges the help and financial support of our 2024 corporate sponsors, without whom our activities would not be possible. All of our sponsors are important players in the community association industry.

GOLD SPONSORS

Accredited Property Management
Baldon Insurance Group
Fuller Lowenberg & Co. CPAs, P.C.
Maximum Security
Schroder & Strom, LLP

SILVER SPONSORS

Dymond Industries, Inc.
James F. Sutton Agency, Ltd.

BRONZE SPONSORS

Airpros, Inc.
Alliance Association Bank
Axos Bank
BankUnited
Belfor Property Restoration
CAMCO Services of NY, Inc.
First Onsite
LIMS, Inc.
Sancus Insurance Agency
SmartStreet
Taylor, Eldridge & Endres, P.C.

IMPACT

Real Estate Management, Inc.

30-30 Northern Blvd., Suite 402
Long Island City, NY 11101
Phone: (516)504-6399

PRESIDENT'S MESSAGE

By ROSEMARY CLAUS - SPRING MEADOWS AT HAUPPAUGE, AND CAI - LI CHAPTER PRESIDENT 2024



Encouraging residents to run for a seat on the board is important because it allows for direct resident input on key decisions affecting their home/building, protects their property value by ensuring responsible management, fosters a sense of community involvement and helps maintain a well-functioning living environment by providing diverse perspectives and expertise.

Sometimes it does not seem easy to attract people to the board of your coop, HOA, or condo. It may be discerning, but sometimes the best run communities often have trouble filling board positions because residents don't see the need to disrupt the status quo. That leaves boards with more work to do to convince residents to run for open seats.

Many times, the reason a resident (or residents) may run for the board is that they are dissatisfied with the current way things are being handled. Luckily there are a handful of methods a board can use to encourage residents to run for open seats. The easiest and most vital step is to explain what the role is and why it is important. From there, board members can encourage residents to join committees, recruit specific candidates, and let residents know when seats open up.

There are steps to take to encourage residents to run for your board. Showcase what the current board is doing – decisions made by board members have an impact on the entire community, influencing property values, quality of life, and much more. For many shareholders/homeowners their coop, condo, or townhouse, is more than just their home – it is likely their largest financial investment. One of the easiest ways to convince a resident to run for their board is to outline how the position could help them protect that stake. One could explain the responsibilities of a board member in person or give residents an introduction in the way of community correspondence. If a resident is concerned that they could be held personally liable for a board's decisions, clarify that board members would not be

held liable as long as they act in good faith to reasonably carry out their duties and your community carries liability insurance for its board members.

Recruiting Season – never underestimate the power of a good compliment. When speaking to individual residents that you think should run for the board, it's worth being specific as to why they would be a good fit. Keep an eye out for potential recruits board interviews.

Communication is the Key – communicating with residents will keep your board transparent and let shareholders or owners know when board posts are up.

Educating, encourage involvement, be transparent, and being genuine, may prove to be great components when promoting residents to take a seat on the board. ■

Rosemary

You may reach Rosemary via email at rec1227@verizon.net.

BALDON
INSURANCE GROUP

IS THE PROUD
GOLD SPONSOR OF THE

community
ASSOCIATIONS INSTITUTE

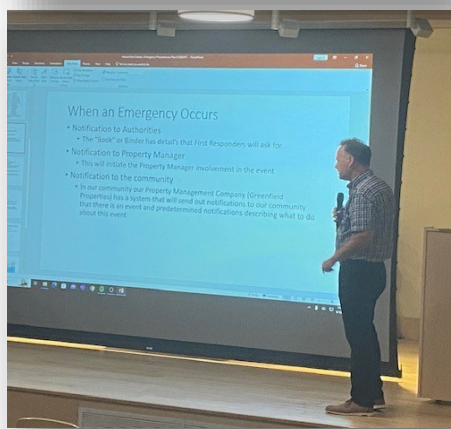
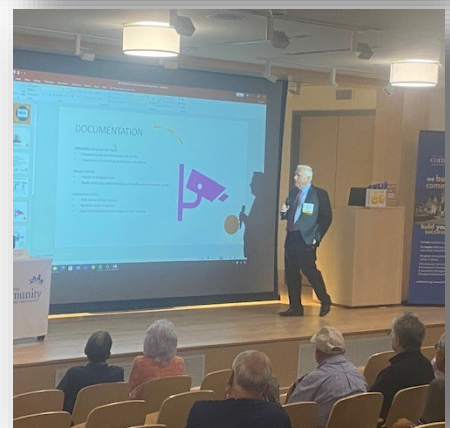
WE SPECIALIZE IN INSURING CONDOMINIUM ASSOCIATIONS,
APARTMENT COMPLEXES & COMMERCIAL REAL ESTATE EXPOSURES.

TOM DONOHUE • 631-289-8822 EXT. 104 • MOBILE 516-857-9384
1 SOUTH OCEAN AVE • SUITE 206 • PATCHOGUE • NY 11772
WWW.BALDONGROUP.COM



CAI Long Island Chapter Educational Seminar - September 18, 2024 - Half Hollow Hills Library Safety: Security and Emergency Planning

Presented by Joanna Pawlowska, Chief Marketing Officer - Max Security USA
Bob Doyle, Vice President of Technology Solutions - Max Security USA
John Fritsche and Mike Conway, Board Members - Harborview Estates HOA
Sponsored by Schroder & Strom / CAI Long Island Annual Gold+ Sponsor



Continued from Page 1



net-zero emissions by 2050. This is on top of legacy regulations such as [FISP \(formerly Local Law 11\)](#), which requires boards (and therefore management companies) to conduct facade inspections for buildings over six stories.

The burden of finding quick, easy, and affordable, solutions to difficult problems such as these typically falls upon HOA and property management companies. Should a building or association be deemed non-compliant with new Fannie Mae guidelines, it would be ineligible for Fannie-backed mortgages and would likely see a dip in property values.

Although these regulations are theoretically in service to homeowner protection, they create yet another variable with which already-strained management companies must deal. As most managers know, messaging increased costs to already strained American households must be done with care.

Homeowners and residents are no strangers to the concepts of inflation and interest rates, but that does not mean that they are willing to accept budget increases that range anywhere from 5-50%. When combined with the above-mentioned regulatory updates, these market forces can further exacerbate the already heavy cost that homeowners and residents must shoulder.

Continued on Page 7

| | |
|--|---|
|  <p>BELFOR PROPERTY RESTORATION</p> | <p>Suzanne Borelli-Corbett</p> |
| <p>24-7 EMERGENCY HOTLINE 800.856.3333 800.800.BELFOR</p> | <p>60 Raynor Avenue Ronkonkoma, NY 11779 PHONE: 631.964.8900 FAX: 631.964.8901 CELL: 631.478.7824 www.belforusa.com suzanne.borelli@us.belfor.com</p> |
| <p>RESTORING MORE THAN PROPERTY</p> | |



**ACCREDITED PROPERTY
MANAGEMENT**
REAL PROPERTY MANAGERS

(631) 270-3000

info@accreditedpm.com

www.accreditedpm.com



Fuller Lowenberg & Co., CPAs

**Proud Supporter of
the Long Island Chapter
Community Associations
Institute**

Accounting | Tax | Advisory

200 Motor Parkway, D-24, Hauppauge, NY 11788

631-499-7900 • www.flepas.com

CAI - LONG ISLAND NEWSLETTER

The CAI - Long Island Newsletter is published quarterly by the Long Island Chapter of Community Associations Institute (CAI-LI) and is distributed to its members and is available on the Chapter website (www.cai-li.org). This publication provides members of CAI with letters from the Chapter President, informative articles written by industry professionals and service providers, updates on current legislation, and business advertising. The Chapter strives to provide our members with timely information and tools needed to keep them informed on community association issues.

The Newsletter Committee is always looking for new articles to publish. Articles should be educational, non-promotional in nature, and have a suggested word count between 500 and 1,500 words. CAI-LI retains the right to edit articles to conform to content and space requirements.

If you are interested in submitting an article for possible inclusion, please contact Christine M. Majid, Chapter Executive Director, at info@cai-li.org.

Quarterly Deadlines

Winter Issue - January 31

Summer Issue - July 31

Spring Issue - April 30

Autumn Issue - October 31

Interested in advertising with us? Let us know!

If you would like to reserve space in the next newsletter, just let us know the preference of your ad space:

- *Business card size ad in color \$200
2.5" x 3.75" in b&w or color*
- *Quarter page ad in color \$400
3.75" x 5.0" in b&w or color*
- *Half page ad in color \$750
5.0" x 7.5" in b&w or color*
- *Full page ad in color \$1,400
7.5" x 10.0" in b&w or color*

Annual pre-paid packages are available offering a 10% discount and include placements in 4 continuous issues.

Do you have an ad ready now? If so, send it along and we will keep it on file until needed. Any questions, please let us know.

Continued from Page 5

Management companies can frequently find themselves in a "shoot-the-messenger" situation, serving as somewhat of a scapegoat on behalf of national macroeconomic trends.

How to Effectively Communicate These Changes to Boards and Homeowners

Written communications such as newsletters or even events that can be dedicated to the communication of these economic/legislative updates have gained traction and received widespread applause from boards. Some management companies have received amazing feedback on "town hall" meetings that they host in an effort to constantly 'overcommunicate' with their boards and stay ahead of upcoming regulatory changes.

Additionally, with many economists predicting interest rate cuts in the upcoming months, the availability of and access to affordable CIRA financing for many condominiums and HOAs has become a popular topic of conversation.

Staying Market-Ready

Overall, HOA and property management companies will need to continue prioritizing both compliance efforts AND the tactful communication of these efforts to their boards. Board members know that associations that remain up-to-date and compliant with all new guidelines (both local and national) are more attractive to buyers. What they may not know is how hard it is to ensure this compliance. This will become all too clear in the upcoming months, as the partnership between board members and their management companies will continue its rapid shift towards a focus on safety, sustainability, and financial prudence. ■

Looking for more insights? Contact Marshall Fulton at Mfulton@axosbank.com today to explore Axos Bank's HOA solutions for property management companies.

Leadership is about making others better as a result of your presence and making sure that impact lasts in your absence.



...because not all property managers are created equal

Are you looking for tailored property management banking solutions?

Welcome to Banking, Evolved

- > Specialized Relationship Managers
- > Custom API Integrations
- > Flexible Cash Management Tools

[Learn More](#)



Member **FDIC** EQUAL HOUSING LENDER

axos BANK



Matthew P. Scheiner, PE
mscheiner@rmengineering.com

- Civil Engineering
- Site Development
- Traffic Engineering & Transportation Planning
- Waterfront Planning & Design
- Water & Wastewater Engineering

50 Elm Street Huntington, NY 11743 • Office: (631) 271-0576
www.rmengineering.com

Condominiums. Cooperatives & HOA's

Call **Jim Sutton**

Sutton Agency, Ltd.

www.SuttonIns.com

Insurance Services Since 1963

143 East Main Street East Islip, Long Island, NY 11730

631.581.7978

See Us for All Your Insurance Needs
Representing more than 20 Companies

SAFE PLACEMENT OF CHRISTMAS TREES AND DECORATIONS: PREVENTING ACCIDENTAL FIRES

By KATIA AURRECOECHEA, RISK MANAGER - RAINBOW RESTORATION OF LONG ISLAND



The holiday season is a time of joy, festivities, and family gatherings, and for many, it's also the time to set up beautifully decorated Christmas trees and festive lights. However, as magical as these decorations are, they can also pose significant fire hazards if not placed and maintained correctly. According to the National Fire Protection Association (NFPA), an average of 160 home fires start from Christmas trees each year,

and electrical decorations contribute to many others. Most of these incidents could be avoided with simple precautions.

This article outlines best practices for placing your Christmas tree and electrical decorations safely, so you can enjoy a beautiful and safe holiday season.

1. Choose a Fresh, Fire-Resistant Tree

Before considering the placement of your tree, start by selecting the right tree. A fresh, well-hydrated tree is less likely to catch fire than a dry one. If you're using a real tree, look for green

needles that do not break easily and branches that are pliable. When you tap the tree on the ground, very few needles should fall off.

Artificial trees are generally safer, especially those labeled as fire-resistant. If you prefer an artificial tree, ensure it is certified or labeled as fire-retardant by the manufacturer.

2. Water Your Tree Regularly

One of the most critical steps in preventing a Christmas tree fire is ensuring that your live tree is always adequately hydrated. A dry tree can catch fire in seconds, turning a small flame into a disaster quickly. Make it a daily habit to check the water level in the tree stand. A well-watered tree is far less likely to ignite.

3. Position Your Tree Away from Heat Sources

Once you've chosen your tree, it's essential to find a safe location for it. The primary rule is to **keep the tree away from any heat source**. Heat can cause your tree to dry out faster, increasing the risk of ignition.

Here are some heat sources to avoid when positioning your tree:

- *Radiators:* Keep the tree at least 3 feet away from radiators to prevent excessive drying.

Continued on Page 9

TOTAL COMMUNITY MANAGEMENT CORP.



YOUR #1 PROPERTY MANAGEMENT CHOICE!

SERVICING CONDOMINIUMS, COOPERATIVES AND HOMEOWNER'S ASSOCIATIONS
ACROSS LONG ISLAND

"LET US BE YOUR WINNING TEAM"

Ralph LaMagna, Vice President/Owner

RLaMagna@totalmgmt.com

David Goldstein, CMCA President

dgoldstein@totalmgmt.com

Office address: 2375 Bedford Avenue, Bellmore, New York 11710

Continued from Page 8

- **Fireplaces:** While a tree near a fireplace may create a cozy look, it's also dangerous. Sparks from the fire could reach the tree, or the radiant heat could dry out the needles, making them more flammable.
- **Space Heaters:** Portable heaters can be a significant fire risk if placed too close to your tree. Keep the heater in a different area, and ensure there's no risk of it being knocked over.
- **Stoves and Ovens:** If your tree is in the kitchen or dining area, make sure it's far away from any cooking appliances.
- **Lamps and Other Lighting Fixtures:** Avoid placing your tree near light bulbs that emit heat, as these can dry out branches and make them more susceptible to catching fire.

4. Ensure Safe Use of Electrical Decorations

Whether on your tree or elsewhere around the house, electrical decorations require extra care to avoid fire hazards.

Check Lights and Cords for Damage - Before you begin decorating, **inspect all lights and cords** for frayed wires, broken sockets, and any signs of wear and tear. Damaged



electrical decorations are among the leading causes of holiday fires. If anything looks worn or damaged, it's best to replace it.

Use LED Lights - LED lights are a safer option compared to older incandescent bulbs. Not only do they use less energy, but they also produce less heat, reducing the risk of starting a fire. LED lights are available for both indoor and outdoor use, so be sure to select the appropriate type for your needs.

Avoid Overloading Electrical Outlets - Overloading electrical outlets is another common cause of holiday-related fires. Plugging too many lights and decorations into a single outlet or extension cord can overload the circuit and potentially cause a fire. Instead, **use multiple outlets** and avoid daisy-chaining extension cords. If you need additional outlets, invest in a power strip with a surge protector.

Use Timers and Smart Plugs - Consider using timers or **smart plugs** to turn your lights off automatically after a set time. Leaving lights on overnight or while you're away can increase the risk of a fire. With a timer or smart plug, you can control when your decorations are lit, ensuring they're not left on when they shouldn't be.

5. Secure Your Tree to Prevent Tipping

In homes with pets or young children, it's essential to secure your tree to prevent it from tipping over, which could lead to fires, injuries, or other accidents. Consider anchoring the tree to the wall or ceiling using fishing line or a clear cord. This will help prevent any mishaps if the tree is accidentally bumped or pulled.

6. Keep Exits Clear

It's easy to get carried away with the holiday spirit and fill every corner of the home with decorations. However, it's critical to **keep all exits clear**. In case of a fire, you'll need quick access to doors and windows for evacuation. Make sure your Christmas tree and other decorations are placed in areas that do not block escape routes or exits.

7. Be Cautious with Candles

Candles are another popular holiday decoration, but they can be extremely hazardous if not used properly. Keep candles at least

Continued on Page 10



**Paving ♦ Masonry ♦ Concrete
Drainage ♦ Potholes**



631-289-2300

info@dymondindustries.com

Continued from Page 9

12 inches away from your tree and any other flammable materials, such as curtains or wrapped presents. Consider using **battery-operated flameless candles**, which provide the same ambiance without the fire risk.

If you do use traditional candles, ensure they are placed in sturdy, non-flammable holders, and never leave them unattended. Extinguish all candles before leaving the room or going to bed.

8. Turn Off Decorations When You Leave the House or Go to Bed

Always turn off your Christmas tree lights and other electrical decorations when you leave the house or go to sleep. Unattended lights increase the risk of an electrical fire. To make this easier, consider using **timers or smart plugs** that automatically turn off your holiday lights after a set period, reducing the risk of overheating and ensuring your decorations aren't left on for extended periods. Make it a nightly routine to unplug or power down everything before bed.

9. Monitor the Temperature of Decorations

While holiday lights are designed to be safe, it's always good to monitor the temperature of your electrical decorations. If any cords, bulbs, or decorations feel hot to the touch, this could be a sign of an electrical problem. Unplug them immediately and consider replacing them with safer alternatives.

10. Have a Fire Extinguisher Nearby

Finally, make sure you have a **working fire extinguisher** in an easily accessible area, especially if you're using candles or have a real Christmas tree. In the event of a fire, having an extinguisher close by could make all the difference in controlling

the situation before it gets out of hand.

In conclusion, following these simple guidelines for placing your Christmas tree and electrical decorations can significantly reduce the risk of accidental fires, helping you enjoy a safe and festive holiday season. ■

Want to learn more? Contact Katia at #631.245.7540 or KatiaA@rainbowlongisland.com. Visit us at <https://rainbowrestores.com/long-island>.




Long Island Management Services Inc.
 (631) 724-2424
manager@limsmanagement.net
www.limsmanagement.net



ON-SITE GUARDS / REMOTE GUARDS
CUSTOM SECURITY + TECHNOLOGY SOLUTIONS

MAX SECURITY USA™
 MAXSECURITYUSA.COM

FULLY DOCUMENTED TRANSACTIONS FOR ENHANCED SECURITY



REMOTE GATEGUARD


INCREASE PROPERTY VALUES ✓ 30-50% COST SAVINGS ✓ LOWER HOA FEES

INTEGRATED TECHNOLOGY

- IP Loudspeaker
- Dome cameras
- Emergency Strobe Light
- license plate reader
- Visitor Management Kiosk with wide angle camera & intercom

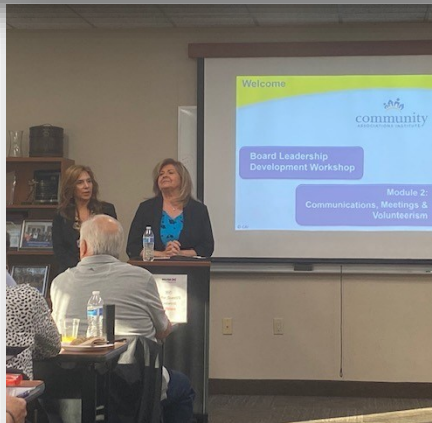
Additional Technology:
 Internet router
 POE switch
 Network video recorder
 3rd party AI software

BOOK A DEMO
INFO@MAXSECURITYLI.COM



CAI Long Island Chapter Board Leadership Development Workshop November 2, 2024

Presented by J. David Eldridge, Esq., Partner - Taylor, Eldridge & Endres, P.C.
Nancy Fox, Director of Operations - CAMCO Services of NY, Inc.
Lynn M. Giugliano, CPA, Partner - Fuller Lowenberg & Co., CPAs, P.C
James D. Sutton, CPCU, AAI, CIC, President - James F. Sutton Agency, Ltd.
Venue and refreshments sponsored by - Taylor, Eldridge & Endres, P.C.
Educational material sponsored by Bartlett Tree Experts



BUILDING A SENSE OF COMMUNITY IN YOUR DEVELOPMENT “LET’S MAKE OUR PROPERTIES MORE THAN HOMES, THEY’RE COMMUNITIES.”

By GABRIELA FLESCHER-BELL, SENIOR PROPERTY MANAGER - TOTAL COMMUNITY MANAGEMENT



Creating a sense of community in your development can be the cornerstone of homeowner satisfaction and retention. When residents feel connected, they're more likely to stay long-term and to recommend your property to others. A clubhouse, pool, and other communal spaces are valuable assets that, with a little creativity, can be transformed into spaces where

residents not only relax but also connect. Here’s how to make the most of your property amenities to foster a vibrant, resident-friendly community.

Building your Community through Committees

One of the most effective ways to enhance the vibrancy and functionality of a community is by establishing committees. These groups allow residents to play an active role in shaping the community, ensuring that everyone feels invested and valued. Below are some popular committees that can bring great benefits to your neighborhood:

- **Social Committee:** This committee is all about bringing people together! Members organize events like holiday parties, game nights, and seasonal celebrations to help residents connect and enjoy their shared spaces.
- **Landscape Committee:** For those passionate about maintaining and enhancing the beauty of the community, a landscape committee is ideal. Members work with property management to design, maintain, and even improve green spaces and garden areas.
- **Budget & Finance Committee:** Managing finances is essential for any thriving community. The budget committee works alongside property managers to oversee finances, review spending, and plan for future needs, ensuring transparency and fiscal responsibility.



Pool Parties with a Purpose

Host regular pool parties during the warmer months! You can make these monthly or seasonal gatherings, and they can be as simple or elaborate as you want. Start with a DJ or playlist, some pool games, and a barbecue setup. Consider collaborating with local vendors for food trucks or fun pop-ups. Not only do residents enjoy the chance to mingle, but families with kids will appreciate kid-friendly activities. The goal is to make residents feel like they’re getting more than just a place to stay, they’re getting a lifestyle.

Maximize Your Clubhouse as a Social Hub

Clubhouses are often underutilized spaces that can become the heart of your development. Here are a few ideas:

- **Weekly Social Hours:** Host a resident-exclusive happy hour with drinks and snacks. It doesn’t have to be extravagant — a few appetizers and soft drinks go a long way. This offers a chance for adults to mingle and unwind in a comfortable setting.
- **Game Nights and Movie Screenings:** Invest in a projector for a “movie night” series or organize board game tournaments. You’d be surprised at how quickly residents will get competitive over a game of charades or Scrabble.
- **Resident Meet-and-Greet Events:** Whether it’s a newcomers’ brunch or a holiday mixer, these events are excellent for breaking the ice, especially for residents new to the community.

Continued on Page 13

| | |
|--|--|
| | <p>RANKED AS A TOP U.S. BANK IN 2023 BY AMERICAN BANKER AND BANK DIRECTOR</p> |
| | <p>Jamie Kay Redden, CMCA®, AMS®, EBP® Vice President, Association Financial Partner for NE, NJ, NY & PA D (724) 910-6304 Toll-Free (888) 734-4567 1450 Hunterstown Hampton Rd Ste. 12 New Oxford, PA 17350 JRedden@AllianceAssociationBank.com ALLIANCEASSOCIATIONBANK.COM ALLIANCE ASSOCIATION BANK, A DIVISION OF WESTERN ALLIANCE BANK. MEMBER FDIC. Bank on Accountability®</p> |

Building Community

Continued from Page 12

Holiday and Themed Events

Lean into holiday and seasonal themes, as they offer an easy way to set up fun, low-pressure gatherings. Some ideas include:

- Fall Festivals and Pumpkin Carving Contests around Halloween.
- Holiday Parties with cookie decorating, hot cocoa, and photo booths.
- Back-to-School Parties for families with kids, with games, crafts, and pizza.

Resident-Led Clubs and Interest Groups

Encourage residents to start their own clubs around interests like books, cooking, or crafting. Many people enjoy sharing their hobbies with others, and these clubs can foster meaningful friendships. Providing a dedicated clubhouse space for regular club meetings makes it easy for residents to take part.

By providing a range of event types and opportunities to gather, you'll transform your development from just a place to live into a **community** people love calling home. I hope these ideas spark some inspiration and would love to hear about your community-building efforts. ■

For more tips and guidelines, Gabriela can be reached at gflschner@totalmgmt.com or #516.826.9700 ext. 275.



Ryan Trembley
National HOA & Property Management Group
Vice President
Relationship Manager

C 732-882-5580

RTrembley@BankUnited.com

BankUnited.com

John Ryley
President

1-866-498-SAFE
(7233)

JRyley@dryerventwizard.com

Dry Clothes - Safe Homes www.dryerventwizard.com

Dryer Vent Cleaning · Repair · Alteration · Installation

Call or email for a free consultation
631-265-5550
info@taylor-eldridge.com

A Proud Sponsor of CAI - Long Island 2024

brookhill
Safe. Smart. **COOL.**



**WE ARE THE BANC FOR
COMMUNITY ASSOCIATIONS**

SmartStreet, powered by Banc of California, is a banking partner of choice in the community association management industry nationwide.

Our extensive experience, industry-specific API integrated platform and in-depth understanding of your unique banking requirements allow us to deliver financial solutions to meet your needs today and into the future. Contact us today.

Sally McCray
VP, HOA Regional Account Executive
Sally.mccray@bancofcal.com
404-259-9000

TOGETHER WE WIN®
bancofcal.com

© 2024 Banc of California. All rights reserved.



The advertisement for First Onsite Property Restoration features a dark blue background with a stylized orange and white logo. The text reads: 'FIRST ONSITE PROPERTY RESTORATION', 'COUNT ON US WHEN RESIDENTS COUNT ON YOU', and lists services: 'Fire & Smoke Damage Restoration', 'Water & Flood Damage Restoration', and 'Mold Remediation'. It also includes contact information: 'Call on us for 24/7 emergency service 800.362.9667 FIRSTONSITE.COM'.

**Long Island Chapter
Calendar of Events**

Thursday, November 14th - 6:00 to 8:00 p.m.
*Chapter Membership Meeting
with Educational Presentation
“Special Assessments”
Summerfield HOA - Clubhouse
74 Summerfield Drive, Holtsville*

Wednesday, December 11th - 6:00 to 9:00 p.m.
*Chapter Holiday Party and
Annual Meeting 2024
Dinner, Music, Dancing, and Raffles!
The Milleridge Inn - Cottage
585 North Broadway, Jericho*

*January - Chapter Membership Meeting
with Educational Presentation
“How to Lower Your Energy Spending”*

*February - Chapter Membership Meeting
with Educational Presentation
“Proper Maintenance of Wastewater Infrastructure”*

*March - Chapter Membership Meeting
with Educational Presentation
“Corporate Transparency Act for Dummies
...Like Me!”*

*April - Chapter Membership Meeting
with an Interactive Roundtable Discussion
“A Potpourri of Board Issues”*

Saturday, May 3rd - 8:00 a.m. to 2:00 p.m.
*Board Leadership Development Workshop
for Community Association Board Members
REGISTRATION REQUIRED
Sponsored by Belfor Property Restoration and
Baldon Group, Inc.*

Please join us for...

CAI Long Island's 2024 Annual Meeting and Holiday Party

12.11.24 6-9pm
The Milleridge Inn
Jericho, New York

Community Board Members & Residents \$50
Business Partners \$150
Non-Members \$250

Contact Christine to register at info@cai-li.org
or via the website at
<https://cai-li.org/meet-reg1.php?id=27>

Warm thanks to our event sponsors
for their financial support!



Our expert attorneys can help save you 'bread' and put more 'dough' back into your pocket.

FROM RESULTS DO NOT GUARANTEE A SIMILAR OUTCOME.

114 OLD COUNTRY ROAD • SUITE 218
MINEOLA, NEW YORK 11501
P: (516) 742-7430 • F: (516) 742-7433
E: LAWFIRM@NYTAXREVIEW.COM
W: WWW.NYTAXREVIEW.COM

REAL ESTATE TAX COUNSEL

SCHRÖDER & STROM, LLP



Property tax relief is our Bread & Butter



P.O. Box 221

Commack, NY 11725

www.cai-li.org