

CAI-Wisconsin Chapter

COMMUNITY LEADER

News for the New American Neighborhood

MASONRY - PREVENTATIVE MAINTENANCE

Take a proactive approach to avoid costly repairs down the road.

THREE REALITIES YOU CAN'T ESCAPE

Deliver services fairly & effectively to benefit homeowners.

RESCUE THOSE DECKS & FENCES

Now is the time!

THE IMPORTANCE OF MEETINGS

Learn more inside!

CAI-GOLF OUTING RECAP

Thank you to all who attended!

WISCONSIN CHAPTER


community
ASSOCIATIONS INSTITUTE

Volume XXI, Issue 1 - Summer 2022
www.cai-wi.org | 414-788-0640 x1

LEADERSHIP DIRECTORY

2022 BOARD OF DIRECTORS

President

Sara Moker, CMCA, AMS, PCAM
Elite Properties, Inc.
700 Larry Ct.
Waukesha, WI 53186
Phone: (262) 373-1777
sclark@elitemprop.org

Treasurer

Dan Miske, CCAL
Husch Blackwell, LLP
511 N. Broadway Ste. 1100
Milwaukee, WI 53202
Phone: (414) 978-5418
Daniel.Miske@huschblackwell.com

Director

Daniel Corwin
Pacific Premier Bank
15301 North Dallas Parkway, Suite 850
Addison, TX 75001
Direct: (331) 444-8018
dcorwin@ppbi.com

Director

Chad Emrath, CMCA, AMS, CPO
Ogden & Company
1665 N. Water St.
Milwaukee, WI 53202
(414) 270-4173
chad@ogdenre.com

Director

Tom Holton
Holton Brothers, Inc.
1257 Terminal Rd.
Grafton, WI 53024
(262) 377-7887
tom@holtonbrothers.com

Director

Erica Joyce
Mid State Insurance
7105 W Mequon Road
Mequon, WI 53092
Phone: (262) 643-4674
ericaj@midstateis.com

Director

Michael Leach, CMCA, PCAM
Prospect Management Company. AAMC
224 N. 76th St.
Milwaukee, WI 53213
Phone: (414) 540-0004
mleach@pmcwi.com

Director

Dan Merritt
Glen of Brookfield Home Owners Association
15340 Huff Way
Brookfield, WI 53005
Phone: (262) 309-5665
dmerritt33us@yahoo.com

Director

Ryan Maloney
Robertson Ryan & Associates
20975 Swenson Drive, Suite 175
Waukesha, WI 53186
Phone: (414) 221-0346
rmaloney@robertsonryan.com

Director

William Rheingans
Stillwater Condominiums
N24W24210 Saddle Brook Dr
Pewaukee, WI 53072-5869
(262) 232-8484
wrheingans@gmail.com

Local Contact/Staff

Chris Ruditys
Wisconsin Association Management
11801 W. Silver Spring Dr., Ste. 200
Milwaukee, WI 53225
Phone: (414) 778-0640 Ext. 1
info@cai-wi.org

Tina Conley, Assistant Account Executive
Wisconsin Association Management
11801 W. Silver Spring Dr., Ste. 200
Milwaukee, WI 53225
Phone: (414) 755-3353
tina@wamllc.net

Maiya Whelan, Director of Communications
Wisconsin Association Management
11801 W. Silver Spring Dr., Ste. 200
Milwaukee, WI 53225
Phone: (414) 755-3354
maiya@wamllc.net



2022 CAI-WI COMMITTEES

Education & Programs:

Sandra Chapman (Chair)
Adam Bazelon
Emily Foy
Erica Joyce, CIC, AAI, AIS
Ryan Maloney
Carissa Pezewski, CMCA, AMS
Christy True, CMCA

Conference & Tradeshow:

Shari Engstrom (Chair)
Lydia Chartre, CCAL
Samantha Hoppe
Nicole Mahsem
Julie Metzger, CMCA, AMS
Angela Snyder, CMCA

Golf Outing:

Eric Swanson (Chair)
Mike Baker
Dan Corwin
Emily Foy
Brian Henry
Christy True, CMCA

Legislative Action:

William Huettner, CMCA, AMS, PCAM (Chair)
Sally Balson
Terry Handel, CMCA, AMS, PCAM
Edward Lange-Novak, CMCA, AMS
Dan Miske, CCAL
Julie Peterson, CMCA

Magazine & Membership Directory:

Julie Metzger, CMCA, AMS (Chair)
Jennifer Arellano, CMCA
Brandon Grosz, CMCA, AMS
Carissa Pezewski, CMCA, AMS
Karen Skoric

Communication & Outreach:

Kristina Depies, CMCA (Chair)
Michael Leach, CMCA, PCAM (Vice Chair)
Steve Cousino
Tom Engblom
Billie Jo Fatheree
Garrett Maloney
William Rheingans
Laura Windpassinger

Special Events:

Richard Spaulding (Chair)
Shari Engstrom
Julie Peterson, ARM@CMCA, AMS
Mark Schultz, CMCA



CAI-Wisconsin Chapter

COMMUNITY LEADER

News for the New American Neighborhood



5

President's Message

6

Masonry - Preventative Maintenance

by Thomas Holton

8

CIT's Engblom Receives National Award of Excellence in Chapter Leadership

9

Community Associations: Three Realities You Can't Escape

11

Now is the Time to Rescue Those Decks, Fences

13

The Importance of Meetings

by Community Associations Institute

15

CAI-WI Golf Outing Recap

Thank you to all who attended!

21

Condo Corner



A Community Presence



Specializing in Community Association Management since 1982



Wisconsin's most trusted community association management firm specializing in:

- Day-to-Day Association Administration
- Financial Management and Bookkeeping
- Property Maintenance and Repair
- Industry Support and Education



10520 N. BAEHR ROAD, SUITE Q
MEQUON, WI 53092
(262) 238-1480
WWW.HUNTMANAGEMENT.COM

PRESIDENT'S MESSAGE



I hope everyone is enjoyed the warm weather and summer activities this summer brought us!!

I am so thankful that I was able to attend the 2022 CAI National Conference in Orlando this year. It was very educational, and I feel there were so many good ideas and discussions among CAI members to broaden our membership and share ideas. We are in hopes that with all Chapters speaking and helping each other, we can all discuss how to move forward from some of the industries challenges such as employment shortage, recovering from COVID and new advancements to make us successful.

On June 13th we celebrated the first International Community Association Manager Day! It was a great day to recognize, appreciate and celebrate the managers in our industry that work around the clock to make sure your communities are great!! Thank you to all Community Association Managers! Your job is not easy and it is a great day to celebrate.

It was good to see you at the 2022 CAI Golf Outing. We were excited to be at Ironwood Golf Course this year for the first time. I personally look forward to this event each year as it brings such fun networking and always good food!

Enjoy the remaining days of the great weather and I hope to you everyone at our educational sessions and events this year!

Sincerely,

Sara Moker, CMCA, AMS, PCAM
CAI-WI President



*Professional property management for
condominium & homeowners associations*



www.pmcwi.com

Milwaukee/Kenosha Area: 414-540-0004

Madison Area: 608-709-1325



PREVENTATIVE MAINTENANCE CAN HELP PRESERVE YOUR INVESTMENT

by Thomas Holton - Holton Brothers Inc.



Before winter is upon us, now is the time to start thinking about preventive maintenance for your masonry building. Within our climate region, ice and snow damage can wreak havoc on many buildings. Once we enter the spring and summer, many problems hidden by ice and snow become visible. Leaks that were not active because water was frozen will start to become problematic. If you are a condo owner, property manager or Association Board member, it is advisable to adopt a “preventative” rather than a “deferred” approach to building maintenance. Although many masonry buildings can last hundreds of years, they are not without their problems. When investing in a home whether it is a private property or multi-unit building, everyone wants to protect their investment. Taking a proactive role in maintaining your building is vital.

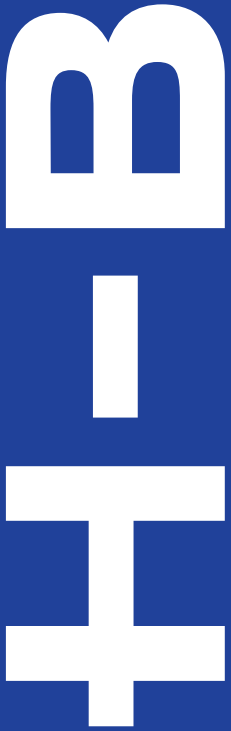
As an example, the cracking and deteriorating mortar around the bricks or stone on your chimney is easy to fix. When the mortar starts “falling out” and the water finds its way behind the flashing and you start seeing water damage on the back bedroom ceiling, the repair gets more involved. Water is one of the major causes for problems within a home. If water is kept away from places where it shouldn’t be, owners will have very few problems. This principle applies not only to the obvious like grading the soil to angle away from the foundation, but also to those areas where the water enters through long term infiltration. Protecting the top of masonry walls is extremely important. If water is allowed to penetrate the top, the entire parapet wall or façade can be compromised, leading to efflorescence (white salt deposits), deterioration and eventually its destruction. Our part of the country has the added worry of the freeze/thaw cycle. When water freezes it expands causing gaps to form in mortar joints and brick faces to “pop”. As long as the water stays frozen, you will not notice a problem. When the water thaws, it shrinks in size leaving behind a gap where water can enter during the warmer times of year.

A good preventative approach is to take a walk around your property. At lower levels you want to look for any cracking or chinking in the mortar joints. Is there any spalling (face of brick worn away)? Look at the perimeters along the windows and doors. Is the sealant intact? Windows will typically have a steel lintel over the opening. Is it rusting or deteriorating? Beneath the windows you might find a limestone sill. Is it tight to the wall? Has it shifted? Are all mortar joints around the sill properly caulked? The same procedure applies to each higher floor unless there is a balcony. On balconies, check the area between the building and balcony deck. Is it tight and properly caulked? Does the balcony angle slightly away from the facade? Is there any cracking or deterioration of the deck surface? Are the railings sturdy and sound? Is there any sign of problems beneath the balcony? When you get to the roof, the chimney or parapet walls are of prime concern. Are there any gaps between the flashing and the masonry? Check the bricks or stone and mortar just like you did on the walls of the building, and look at the concrete caps. Are there any cracks?

While there are many other things to check, this is a good start. DO NOT take any chances when doing your inspection. Getting to the upper walls may require ladders, scaffold or a boom truck. All reputable masonry firms will be glad to provide free estimates and will do the necessary inspections. Your home’s health is just like your personal health. Early detection means easy and less expensive correction.

Planning preventative maintenance and taking a proactive approach allows building owners to avoid costly repairs due to avoiding and often times overlooking the significance of the problems. Although masonry buildings are never maintenance free, properly restoring them can provide many years of future use.

THOMAS F. HOLTON is President of Holton Brothers Incorporated, one of the largest masonry restoration contractors in the area. Holton Brothers has been in business since 1974. They specialize in tuckpointing, caulking, waterproofing and brick/concrete repairs. Holton is an active participant in numerous civic and industry associations. The groups of most interest to our industry are CAI (Community Associations Institute), BOMA (Building Owners and Managers Association), PFMA (Plant and Facilities Maintenance Association) and IREM (Institute of Real Estate Management). Tom can be reached at 262-377-7887 or tom@holtonbrothers.com



HUSCH BLACKWELL

We work hard to make annual meetings easy.

This annual meeting season, trust Husch Blackwell's team of experienced condominium and HOA attorneys to provide strategic legal insight on issues related to: 1) quorum, 2) elections, 3) budgets and 4) document amendments. Clients participating in our Condominium Legal Document Review® program or Annual Fee Program can schedule an attorney to be present at one board or unit owner meeting annually without any additional charges - empowering your board to achieve success.

Discover unique condo law insight at associationalert.biz



Daniel J. Miske, Partner, CCAL
daniel.miske@huschblackwell.com
414.978.5311



Lydia J. Chartre, Partner, CCAL
lydia.chartre@huschblackwell.com
414.978.5418 | 608.234.6082

huschblackwell.com

Arizona | California | Colorado | Illinois | Massachusetts | Missouri | Nebraska | Rhode Island | Tennessee | Texas | Washington, DC
Wisconsin | The Link (Virtual Office)

The choice of a lawyer is an important decision and should not be based solely upon advertisements.

CIT'S ENGBLOM RECEIVES

National Award of Excellence in Chapter Leadership FROM COMMUNITY ASSOCIATIONS INSTITUTE



Thomas C. Engblom, vice president and regional account executive of Community Association Banking at CIT, a division of First Citizens Bank, recently received the National Award of Excellence in Chapter Leadership from the Community Associations Institute.

The award honors an individual who has made significant contributions to advance national chapter relations and has provided support and guidance to chapter leaders. Engblom received the award for his contributions to CAI chapters and his support of community associations in his market, which covers the northern Midwest region including Minnesota, Wisconsin, Illinois, Indiana, Michigan, Kentucky and Ohio.

Engblom has been a long-time member of CAI and has served in several capacities including as an instructor, content developer, author, treasurer and chapter president. His contributions to the organization, including his development of a CMCA review

to help members pass the exam for the CMCA credential, have proven to be invaluable to both domestic and international chapters.

Engblom has been part of CIT's Community Association Banking business since the company's acquisition of Mutual of Omaha Bank in 2020. Prior to that, he served in various roles at Mutual of Omaha Bank after joining the company in 2004. Engblom is a Certified Property Manager (CPM) by the Institute of Real Estate Management and a Professional Community Association Manager (PCAM) by the Community Associations Institute. He holds a doctorate in business administration from Northcentral University, which he received in 2018. His dissertation was dedicated to a qualitative analysis of job satisfaction and education for community association managers.

CIT's Community Association Banking business is a leader in association banking services, including certificates of deposit, money market accounts, and a variety of digital payments solutions, supported by the expertise of CIT's Treasury and Payment Services business.



HOA Premium Reserve Solution

Put your funds to work with the leading community association bank:

- Choose from the Premium Sweep Account, Premium CD, Premium Ladders CD and Premium Money Market
- Enjoy the ease of dealing with one bank to serve all your HOA banking needs
- Get a competitive rate of return to grow your reserve funds
- Access your funds when needed with the flexibility of investment options

With our HOA Premium Reserve Solution, you get the security of knowing your funds are protected by a surety bond.

Let's get started. Visit cit.com/CABReserves

Thomas Engblom

312.209.2623 | thomas.engblom@cit.com

Premium reserve products are for new money only (money not currently held by CIT Bank, N.A. F.K.A. Mutual of Omaha Bank). Funds in excess of FDIC insurance coverage limits are covered by a third-party issued surety bond. Such excess funds are not subject to FDIC deposit insurance. The surety bond providing excess coverage over FDIC insurance may be cancelled at any time upon 30 days' written notice. Should a notice of cancellation be given, CIT will contact the client to discuss alternatives to provide for the continued safety of funds. ©2020 CIT Group Inc. All rights reserved. CIT and the CIT logo are registered trademarks of CIT Group Inc. Deposit and loan products are offered through CIT Bank, N.A., the FDIC-insured national bank subsidiary of CIT Group Inc. MM#7570



COMMUNITY ASSOCIATIONS: THREE REALITIES YOU CAN'T ESCAPE



All community associations have three things in common.

Membership is mandatory. Buying a home in a community association automatically makes you an association member—by law.

Governing documents are binding. Association governing documents can be compared to contracts. They specify the owners' obligations (following the rules, paying assessments) and the association's obligations (maintaining common areas, preserving home values).

You could lose your home if you fail to pay assessments. Associations have a legal right to place a lien on your property if you don't pay assessments.

But, take heart! Associations also have three realities they can't escape. Associations have an obligation to provide three broad categories of service to residents.

• Community services. For example, these can include maintaining a community website, orienting new owners or organizing social activities.

• Governance services. For example, establishing and maintaining design review standards, enforcing rules and recruiting new volunteer leaders.

• Business services. For example, competitively bidding maintenance work, investing reserve funds responsibly, developing long-range plans and collecting assessments.

By delivering these services fairly and effectively, community associations not only protect and enhance the value of individual homes, but they provide owners an opportunity to participate in decisions affecting their community and quality of life. And those are realities most homeowners can live with.

YOUR COMMUNITY ASSOCIATION'S COLLECTION & FINANCE LEGAL SOLUTION

Every condominium and homeowner association needs effective policies and processes for collecting delinquent assessments. von Briesen's Community Associations Section has the experience and knowledge to be your Collection & Finance Legal Solution. We assist clients with the preparation of a comprehensive written collection policy, guidance on adherence to that policy and counseling on procedures for taking collections actions.



Adam S. Bazelon

Think of us as your hardest working neighbor. Contact Attorney Adam Bazelon at adam.bazelon@vonbriesen.com to learn more.

vonBriesen

von Briesen & Roper, s.c. | Attorneys at Law
vonbriesen.com





BAY PROPERTY SERVICES




SERVING ALL OF DOOR COUNTY

Locally owned & operated
since 1990

6214 STATE HWY 42
EGG HARBOR, WI 54209
T: 902-868-3935

www.BayPropertyServices.com



Assessing community
priorities is complicated

NO NEED TO GO IT ALONE

Our easy to understand
reserve studies help your
board make smarter,
more confident
decisions that support
your community's
financial health.



For your reserve study proposal, contact us at
(800) 221-9882 or visit reserveadvisors.com.

PROFESSIONAL COMMUNITY ASSOCIATION MANAGEMENT

Management Packages

Financial Management
Board Assisted Management
Full Service Management

Forest Green Advantage

Knowledgeable Managers

Our managers are members of CAI and IREM providing
you with current industry specific information

24/7 Emergency Service

Our After-Hours Answering Service will direct owners to
an on-call manager for assistance.

Online Website Included

Your community website with a document library, event
calendar, owner ledger, maintenance requests are all in-
cluded in our management packages.

No additional office fees

All fees are included in the management fee, association
pays for actual postage and color copies if requested.

Conveniently Located: 8575 W. Forest Home Ave, #140, Greenfield, WI 53228



FOREST GREEN
Realty & Management

Call Us: 414.425.3134 Email Us: kcapps@forestgreenrealty.com

Visit us online: www.forestgreenrealty.com

NOW IS THE TIME TO RESCUE THOSE DECKS, FENCES



As most property managers and HOA members know, Mother Nature can be harsh on our exterior surfaces. Wisconsin’s frigid winters and scorching summers take their toll particularly on wooden structures such as decks and fences. Following are some tips on what can be done to reduce nature’s harmful effects along with descriptions of emerging trends within the exterior wood industry.

On a 90-degree day, the surface temperature of a deck can reach 140-degrees. Knowing what products to use to treat the various types of lumber, as well as when not to treat it, are crucial components in maximizing the lifespan of your outdoor investments. First, wood should never be stained in direct sunlight on a hot day. A phenomenon known as “flash-drying” occurs when you do. Picture an egg hitting a hot frying pan – when stain is applied to a hot deck, it sizzles onto the surface rather than penetrating the wood. Thus, rather than curing slowly and evenly, the stain instantly “cooks” onto the surface. It generally will peel or fade off within the first year.

New wood is particularly challenging to treat. Pressure-treated lumber nowadays has an extremely high moisture content due to EPA regulations. The toxic chemical arsenic has been removed and instead the copper levels have doubled. This has increased the moisture content within the wood, posing challenges to those who build and stain decks and fences. New wood must be permitted to weather for 90 – 120 days prior to applying any type of stain for this reason.

Also posing a challenge to anyone treating new pressure-treated lumber has been the addition of paraffin wax. To give wood temporary water repellency while it sits in a lumber yard waiting to become a deck or fence, mills began adding paraffin as an ingredient during the treatment process. This wax forms a film barrier on the surface preventing stain from penetrating. A special cleaning chemical must be applied prior to staining to break down this barrier.

Coatings manufacturers have also undergone several changes in recent decades due to EPA regulations. Gone are the highly toxic oil-based stains used in the past. Rather, water-based stains have emerged as the preferred alternative. For decks and fences previously coated in an opaque product, solid acrylic-based stains are the choice of professionals. In the case of newer lumber or wood coated with a semi-transparent product in the past, water-based “toners” rather than stain are the ideal choice. Toners allow more of the wood grain to show through and do not require sanding or chemical stripping with each subsequent treatment.

In closing, hiring a professional wood specialist knowledgeable of changes within the industry and aware of weather conditions will ensure success in keeping your property looking new & clean.



Ogden & Company, Inc. AMO® is Wisconsin’s largest full-service real estate organization, serving Milwaukee since 1929.

Ogden
Real Estate without Boundary®



Angela Snyder, Director of Condominium Management
angelas@ogdenre.com · 414.270.1381 · ogdenre.com

Setting new standards, exceeding expectations

Built on a solid reputation and track record, MPC Property Management has the resources and personnel to identify and meet the needs of Condominium and Homeowner Associations.



**PROPERTY
MANAGEMENT**

262-661-4284
www.mpcpm.com



2020 Platinum Sponsor

THE IMPORTANCE OF MEETINGS

by *Community Associations Institute*

An association is a business that must conduct meetings of its “shareholders”—the owners or their elected representatives. Community associations conduct several types of meetings, each addressing a particular need.

BOARD MEETINGS

Board meetings must be productive, orderly, free of disruptions, and open to members and residents unless an executive session is convened. (The board should only convene in executive sessions to discuss pending litigation, personnel issues, or contract negotiations.) The primary purpose of board meeting is to:

- Set policy.
- Review operations.
- Resolve disputes.
- Listen to residents.
- Plan for the future.
- Vote on business discussed in executive session.

ANNUAL MEETINGS

The primary purpose of annual membership meetings is to:

- Present the annual budget to members.
- Elect directors.
- Deliver committee reports to members.
- Build community by bringing neighbors together

SPECIAL MEETINGS

Special meetings (sometimes called town meetings) are used to:

- Focus on one particular item of concern or interest.
- Present sensitive or controversial matters to residents.
- Garner support for large projects or clarify unpopular decisions.
- Provide a structured venue in which residents can explore issues and express opinions.
- Get resident feedback before the board takes action.
- Reach consensus or resolve an issue.
- Gain valuable insights into the character and values of the community.

PARLIAMENTARY PROCEDURE

Parliamentary procedure is a tool for conducting meetings. It can be as formal or basic as the association wishes, as long as it provides sufficient structure to keep a meeting orderly, fair, and productive. The advantages of using parliamentary procedure include:

- Staying on the agenda.
- Discussing one subject at a time.
- Giving each participant a chance to speak.
- Speaking only on the issue being discussed.
- Speaking only when recognized by the chair.
- Addressing questions and comments to the chair.
- Deciding issues through motions, seconds, and votes.

MEETING REQUIREMENTS

Associations must meet several important criteria before business can be transacted at a meeting; specifically, the association must:

Notify members. The law requires community associations to notify members of meetings—especially annual meetings. Keep notices brief, focused, and simple; issue them at the appropriate time in the proper manner.

Achieve a quorum. Each association’s governing documents or state law specify how many members constitute a quorum—and it varies from one association to the next. Ensure that a quorum is present before calling any meeting to order.

Record actions taken — minutes. Minutes are the official record of decisions made at an association board or committee meeting. Good meeting minutes will include:

- Type of meeting: board, committee, regular, special
- Type of meeting: board, committee, regular, special
- Association name
- Time, date, and place n Attendees’ names
- Approval or correction of the previous minutes
- Officer and committee reports
- Motions and their outcomes—approved, denied, or tabled
- Adjournment time
- Secretary’s signature

**CAUTION

Association governing documents or state regulations may specify the means or timing for giving notice of meetings. In some states, “sunshine” laws place specific requirements on how and when you should announce meetings. It’s important to follow these laws so that the business conducted at the meeting is valid and binding. Convening an executive session to discuss an unpopular subject or to avoid confrontation is not only illegal, but it promotes dissension in a community. It’s important that boards don’t convey the impression that they’re hiding something, advancing hidden agendas, or conducting secret meetings. Check your state’s laws; meetings are usually highly regulated regarding timing, notice, quorum, etc.

More information is available at www.cai-online.org

Innovating community association banking solutions is our business, so you can focus on growing yours.



Alliance Association Bank®

Top 10 - Forbes Best Banks



Diane White, CMCA
Vice President
(312) 823-2181
dwhite1@allianceassociationbank.com



Joanne Haluska, CMCA, AMS
Senior Managing Director, Central Region
(216) 314-9100
jhaluska@allianceassociationbank.com

Bank on Accountability® | allianceassociationbank.com

Alliance Association Bank, a division of Western Alliance Bank, Member FDIC. Western Alliance ranks top ten on Forbes' Best Banks in America list, five years in a row, 2016-2020.



KAREN SKORIC, C.P.A.

THE CONDO ACCOUNTING FIRM

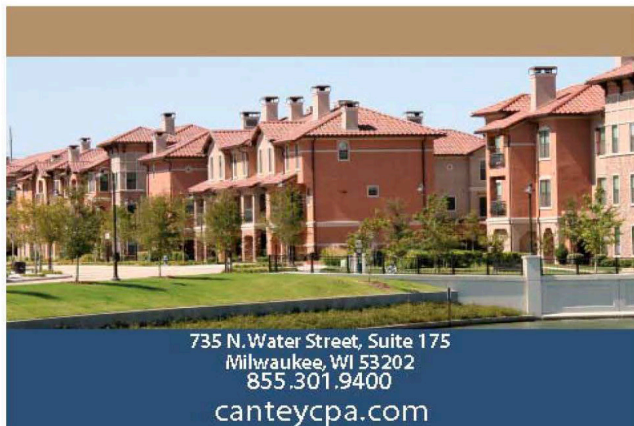
MARK CANTEY & ASSOCIATES, P.C.

Annual Accounting Services

Audits
Reviews
Compilations
Tax Returns

Monthly Accounting Services

Serving over 900 associations annually and over 40,000 units daily



735 N. Water Street, Suite 175
Milwaukee, WI 53202
855.301.9400
canteycpa.com



LENDING TOOLS FOR YOUR ASSOCIATION

LOAN PROGRAMS

Our loan programs are tailored to meet the needs of your association. We work closely with board members and property managers to ensure that an association can effectively fund and complete its projects.

AN EFFICIENT AND CLEAR APPROVAL PROCESS

Our responsive turnaround on loan requests guarantees a simple and understandable process. Once we receive your loan application package, we quickly and efficiently determine a payment structure that best meets the association's needs. Upon bank approval of the loan, we draft a commitment letter for your organization, detailing the loan terms and conditions.

Upon your acceptance of our commitment letter, loan documentation is provided for the association's review, signature, and approval. We're happy to meet with board members at any time during the loan process to discuss and clarify the terms of the program.

Call one of our trusted industry experts at 847-304-5940 or email service@communityadvantage.com to learn more.

WINTRUST COMMUNITY ADVANTAGE

YOUR ASSOCIATION BANKING PARTNER

850 W. North Shore Dr. | Hartland, WI 53029
201 S. Hough St. | Barrington, IL 60010 (Main Office)
communityadvantage.com

Wintrust Community Advantage is a division of Barrington Bank & Trust Company, N.A., a Wintrust Community Bank.



CAI-WI GOLF OUTING RECAP

The CAI Golf Outing, on June 27th that took place at Ironwood Golf Club in Sussex, was a huge success. We were lucky to have perfect weather, where the breeze kept the temperatures cool and still was slight enough to not change the ball flight of those longer and higher drives cutting thru the wind. The Ironwood course was well manicured with an attentive staff, and if you had the misfortune of landing in the sand trap, the sand seemed to have been fluffed for an easy out. The meals served up by Bunzel's Catering were delicious, and nobody left hungry. You may not have been a winner of one of our many Business Partner-donated raffle prizes, but how could we not celebrate a day of "perfect weather" and networking with fellow CAI members on the course and later in the Party Barn.

The committee would like to thank all the sponsors for their tremendous support, especially Paul Davis Restoration for sponsoring the event. Without the over 40 sponsors for holes, raffles, lunch, Bloody Mary Bar, drink carts, etc., we could not have put on such a wonderful event. Thank you to all of the golfers as well, without you the day would have been pretty dull. Seriously though, thanks for helping to have the entire day filled with pleasant conversation, reconnecting with friends, and making many new friends. The Golf Committee has the membership tentatively returning to Ironwood on Monday, June 26th in 2023 to continue the fun for next year! Hope to see you there! Hit them straight!

A Special Thank You
to those who attended the Golf Outing!



GOLF OUTING RECAP

CONTINUED...







**Rough
Winter?**

**Pave your way to a
Smooth Spring**

Seal Coating

Crack Filling

Crack Routing

Car Stops

Striping

Grading

Asphalt Paving

Asphalt Resurfacing

Pulverizing

Milling

Petromat

Stonework

Excavation

Asphalt Patching

Infra-Red Patching

Curbing

Concrete Work

Color Concrete Stamping

Culvert Pipe

Drain Tile

Snow Plowing

Call or Email PLM Paving for a free estimate

262-691-3964 or sales@plmpaving.com

www.plmpaving.com

GOLF OUTING RECAP

CONTINUED...



WE HOPE TO SEE YOU ALL AGAIN NEXT YEAR!



Check out our other upcoming events on page 20!

Register online at www.cai-wi.org

Talk to us about your community association needs. We can help.

We offer:¹

- Financing for building repairs and capital improvements.
- Competitive fixed rates with terms up to 15 years.

Plus, your deposits are eligible for multi-million-dollar FDIC insurance with ICS[®] and CDARS^{®2}.



Contact our Regional Relationship Manager today!
Martin I. Klauber, Vice President
Cell: **847.322.3149**
Toll free: 800.233.7164
MKlauber@popular.com

POPULAR[®]
ASSOCIATION BANKING
www.popularassociationbanking.com

1. Subject to credit approval. 2. ICS[®] and CDARS[®] are registered service marks of IntraFi Network, LLC.
© 2021 Popular Bank. Member FDIC.

CAI-Wisconsin Chapter
UPCOMING
Events

REGISTER TODAY!

SEPTEMBER 21

Milwaukee Brewers vs. New York Mets

Wed, Sep 21, 2022 | 1:00 PM - 5:00 PM

American Family Field

1 Brewers Way, Milwaukee, Wisconsin 53214

SEPTEMBER 28

Structural Maintenance Standards, Best Practices and Policy

Wed, Sep 28, 2022 | 9:00 AM - 10:00 AM

Zoom Meeting

OCTOBER 27

CAI Essentials - Board Development Workshop

Thu, Oct 27, 2022 | 8:30 AM - 1:00 PM

Zoom Meeting

NOVEMBER 3

Legal Panel

Thu, Nov 3, 2022 | 9:30 AM - 11:00 AM

CAI Chapter Offices

11801 W Silver Spring Dr, Suite 200, Milwaukee, Wisconsin 53225

cai-wi.org

2022



Welcome to the
CONDO CORNER?

Welcome to Condo Corner,

a forum where you can share a story or ask advice on a pertinent issue in your Association. Our crew of CAI-WI industry professionals - comprised of committees, managers, and contractors - are standing at the ready to answer your question. Forward your submission to the email below to be considered for the next issue!

Q: Hello Condo Crew —

I currently sit on the board of directors for our condo association. Despite our efforts to meet to in-person or via Zoom, lately it's been difficult to have the entire board of five present at every monthly meeting. My question is this, do we have to meet every month or can we change it to every other month?

Gene D.

A: Dear Gene —

We understand it can be difficult to get everyone together in these challenging times. Before changing your meeting schedule, we urge you to refer to your condominium documents as quite often they will list the required number of board meetings and/or frequencies. They may even address meeting absences. If they do contain this information, you may want to review it with your fellow board members and discuss alternative meeting days/times that would work for all - or at least the majority. Maybe meet in the morning before work as opposed to the evening or meet over the lunch hour. If after discussion you are unable to come to an agreement and want to change your meeting schedule to something other than what your documents specify, it may be necessary to amend the documents to allow for your desired meeting times. If the verbiage regarding board meetings is vague or non-existent, there may be some wiggle room to adjust. In either situation, we highly recommend you consult with your property manager and/or Association's legal counsel for instructions as to how to proceed.

Have a Question?

Do you have a question for our Condo Crew? Submit your question to info@cai-wi.org for an opportunity to have it answered by our panel of condo pros in the next issue.

Please note that we **cannot and **do not** provide legal advice. If you desire legal advice, please consult with an attorney who specializes in condominium or HOA law.*



CLASSIFIED ADVERTISING

Accounting

KAREN SKORIC, C.P.A.
THE CONDO ACCOUNTING FIRM
MARK CANTEY & ASSOCIATES, P.C.
735 N. Water Street, Suite 175
Milwaukee, WI 53202
855-301-9400
canteycpa.com

Attorneys

Husch Blackwell LLC
511 N Broadway Suite 1100
Milwaukee, WI 53202
414-978-5311
daniel.miske@huschblackwell.com
www.huschblackwell.com

von Briesen

von Briesen & Roper, s.c. | Attorneys at Law

Adam S. Bazelon
(414) 287-1470
abazelon@vonbriesen.com
www.vonbriesen.com

Banks/Financial

Alliance Association Bank
Top 10 - Forbes Best Banks
Diane White, CMCA
312-823-2181
dwhite1@allianceassociationbank.com
allianceassociationbank.com

CIT

One account. One statement.
One trusted bank.
Thomas Engblom, PhD, CMCA, AMS, PCAM
312-209-2623
thomas.engblom@cit.com

Community Advantage

110 W. Palantine Road, Suite 2
Palatine, IL 60067
847-842-4678
service@communityadvantage.com
www.communityadvantage.com

Banks/Financial

Popular Association Banking
Martin Klauber
Cell: 847-322-3149
Toll free: 800-233-7164
MKlauber@popular.com
www.Association Bankers.com

Paving

**PLM
PAVING & CONCRETE**
W225N3178 Duplainville Road
Pewaukee, WI 53072
800-776-7164

Property Management

Bay Property Services
6214 State Hwy 42
Egg Harbor, WI 53209
920-868-3935
www.baypropertyservices.com
SERVING ALL OF DOOR COUNTY

Elite Properties

700 Larry Ct.
Waukesha, WI 53186
262-373-1777
www.eliteprop.org



Call to Advertise

414-778-0604 X1

Property Management

Forest Green Realty & Management
8575 W Forest Home Avenue
Greenfield, WI 53228
414-425-3134
kcapps@forestgreenrealty.com
www.forestgreenrealty.com

Hunt Management

10520 N. Baehr Road, Suite Q
Mequon, WI 53092-6710
262-238-1480
jhunt@huntmanagement.com
www.huntmanagement.com

MPC Property Management

*Setting New Standards,
Exceeding New Expectations*
262-661-4284
www.mpcpm.com

Ogden & Company, Inc.

Management, Sales, Maintenance and More!
Angela Snyder
Director of Client Relations
angelas@ogdenre.com • 414.270.1381
1665 N. Water Street, Milwaukee, WI 53202

Prospect Management Company

*Professional Management for Condominium
and Homeowner's Associations*
Milwaukee Area: 414-540-0004
Madison Area: 608-709-1325
www.pmcwi.com • help@pmcwi.com
224 N. 76th Street, Milwaukee, WI 53213

Reserve Studies

Reserve Advisors
735 N. Water Street, Suite 175
Milwaukee, WI 53202
Monica Mack: 800-221-9882
monica@reserveadvisors.com
www.reserveadvisors.com

Annual SPONSORS

PLATINUM



**HUSCH
BLACKWELL**



PROPERTY
MANAGEMENT



GOLD



COMMUNITY[®]
ADVANTAGE
Your Association Banking Partner
A WINTRUST COMPANY



FOREST GREEN
Realty & Management



SILVER



BRONZE

KAREN SKORIC, C.P.A.
THE CONDO ACCOUNTING FIRM
MARK CANTEY & ASSOCIATES, P.C.





11801 W. Silver Spring Dr.
Suite 200
Milwaukee, WI 53225



ELITE

PROPERTIES INC.

**Condominium
Associations**

HOA Management

**Maintenance
Services**

Property Sales



The **service** you deserve
The people you **trust**

262.373.1777 • eliteprop.org