

**Tuesday, April 27, 2021**

**2:15pm - 3:15pm**

**KEYNOTE SESSION**

**The Matter of Structural Racism in Community Associations -- A Deeper Look at a Long-Standing Concern--1 CE Credit**

While the history of community associations is full of “feel-good” stories and working to develop community, there is a more onerous and dark side to the structural racism embedded inside this seemingly happy world. From red lining, to creative documentation development, to pressures seen and unseen we’ll explore how this structural racism indeed remains today and we’ll have management tools to share in dealing with the realities of, the language of, and the navigation around issues impacting CA’s today. This is a most thought-provoking session you will not want to miss!

Presented by:

Paul D. Grucza CMCA©, AMS™, PCAM®

**Thursday, April 29, 2021**

**1:15pm -- 2:00pm**

**Opening Association Amenities in 2021--1 CE Credit**

In this session, attendees will learn about:

- Dealing with the inevitable lawsuit threats (“The Board is re-opening too early!” and “The Board is re-opening too late!”)
- Can the Association mandate vaccine proof as a requirement for use of Common Elements?
- Importance of maintaining enhanced cleaning schedules, safety guidelines, etc.

Presented by:

Nicholas Bartzen

Cindy Fitts CIRMS

**Managing the Electronic Voting Process for Annual Elections--1 CE Credit**

The attendee will have a basic understanding of what to look for in an online voting vendor, basic items that are needed to get started, what the owners should expect when a vote opens, when to close the vote, and the final results.

- The Vendor – How to select a vendor and determine the level of service they will need
- The Vote – Everything from the call for candidates to the live electronic ballot to protocol during an open vote

- The Results – When to close the vote, what the final results might look like, and who should see them
- The Reward – Achieve quorum so everyone looks good

Presented by:

Kerry Bartell

Rich Hiles, CMCA, AMS

Cathi Sleight

### **Priorities in Recovery: Bringing National Legislative Trends to Local Focus**

#### **A Homeowner Q&A**

In this session, attendees will learn about legislative policies that impact the nation and Illinois homeowners specifically. The session will focus on answering attendee questions so come ready to ask!

Topics may include:

- Emergency Powers for Associations
- Electronic Voting
- Housing Security
- Limited Liability Protection
- Virtual Meetings
- HUD Guidance
- Social Justice and Racial Equality
- Assistance Animals

Presented by:

Dawn Bauman

Brian Butler, CMCA, AMS, PCAM

**2:10pm -- 3:15pm**

#### **Legal, Legislative & Case Law Update--1 CE Credit**

Learn about legislative efforts supported by CAI-Illinois' Legislative Action Committee (ILAC) which affect common interest communities and discuss ways that you can have an impact. The ILAC Legislative Liaison, CAI-IL Lobbyist, and State Representatives will discuss:

- Manager Licensing
- Bills which were proposed in the last legislative sessions but never passed into laws
- Bills which did pass into laws

- Upcoming legislative changes

Additionally, this session will review the case law which significantly impacts the life and governance of the Illinois community association. The presenters will include tips on how to guide your association with both necessary governance changes due to the reported decisions, as well as helpful practice tips and reminders consistent with the current state of Illinois community association law.

Presented by:

Brian Butler, CMCA, AMS, PCAM

Jeff Dixon

Kristofer Kasten

IL Legislators

**Friday, April 30, 2021**

**1:00pm -- 1:50pm**

**Hot Topics Q&A for Community Association Managers--1 CE Credit**

So you have a lot of questions as Community Association Managers? In the past year, our world and our industry faced many new challenges. As we overcame these hurdles, we learned many things (and not just about COVID). Join a panel of experts as they address many of the lessons learned this past year LIVE while they answer YOUR questions. These topics include ways to better communicate and conduct meetings, how to plan for the future and safeguard your association's assets, and how to avoid common pitfalls and operate effectively. This group of experts will convene to answer YOUR questions. Knowledge is power so come attain the information to help in the day to day management of community associations.

Presented by:

Gabriella Comstock

Brittany Kojzarek, CMCA, AMS

Steve Silberman

Derek Wilkinson, CMCA

**Association Insurance Changes in 2021--1 CE Credit**

Changing Insurance Climate – Hail, windstorms and floods are affecting the property insurance market. Increased use of deductibles and coverage changes are impacting associations. Social inflation is increasing liability and umbrella insurance rates. Increased litigation, broader definitions of liability, and larger jury awards are causing insurance carriers to amend coverage forms and withdraw from the residential umbrella liability market. This session will discuss the changes in the insurance market.

Risk Transfer – Contractors and vendors are required to submit certificates of insurance prior to working on your premises. Does the association have contracts in place requiring insurance coverage and

indemnification? We will take a deeper dive into additional insurance and contractual liability indemnification. With the changing liability market, insurance carriers are requiring associations to transfer their risk.

Deferred Maintenance – Insurance carriers often site deferred maintenance as a reason for declining coverage. Underwriters will look for building updates and review loss information to determine if losses have been caused by wear and tear or a result of a sudden occurrence. Without proper reserve funding for maintenance and repairs, an association may be faced with increased insurance costs and potential uninsured losses.

Presented by:  
Nancy Ayers  
Kathy Kahl, CIRMS

### **2:00pm -- 2:50pm**

#### **Brain Hacks for a Happier Work Life--1 CE Credit**

Our brains represent 2% of our body weight yet consumes 20% of the oxygen and calories used daily. The brain provides enough energy to power a small light bulb between 15 to 25 watts. The number of neurons connected to the brain is approximately 1 billion, identical to the number of stars in the Milky Way.

This session will demonstrate how our nervous systems create job satisfaction through:

- Coffee and Chocolate
- Multitasking
- Mirroring
- Emotion
- Attention
- Belonging
- Music

Presented by:  
Thomas C. Engblom, Ph.D, CMCA, AMS, PCAM

#### **Board Leadership: Communications, Meetings & Volunteerism**

Learn how to maximize volunteer involvement in your community association by improving board communications, conducting effective meetings, and building community spirit.

Presented by:

#### **On-Demand Sessions**

**5 Ways to Combat Foundation Seepage--1 CE Credit**

Presented by:

Sheila Malchiodi

Steve Regan

Mark Waldman

**Smart Landscaping and Tree Planting Strategies--1 CE Credit**

Presented by:

Vincenzo Ciraulo

Alan Seal