

# Fundamentals of Community Association Law

Presented in cooperation with the NJSBA Real Property Trust and Estate Law Section and the New Jersey Chapter of the Community Associations Institute

Community associations constantly confront a broad spectrum of issues in managing the affairs of the residents of condominiums and other planned communities. There is no shortage of problems and concerns arising from common interest ownership due to use of common facilities and services which are featured in these communities and the shared expenses. The tools to resolve the legal issues faced by these associations span several legal practice areas – business, real estate, litigation, environmental, bankruptcy, collections, administrative law, to name just a few.

In this new program, our highly experienced panel of community association law experts will introduce you to the fundamentals of community association law, and give you a foundation and resources to deal with issues confronted by associations, their governing boards, owners, and other professionals, such as managing agents, accountants, and engineers.

## Program Agenda

- 9:00 **Welcome and three topics** – *Christine F. Li, Esq.*
- Statutory and regulatory framework of these communities
  - Governing documents which serve as the cornerstone of these communities
  - Registration with the New Jersey Department of Community Affairs by developers and sponsors of planned real estate developments, and enforcement action by DCA
- 9:40 **The Basics**
- Transition of control of governing boards from sponsor to owner control, and the role of litigation - *A. Christopher Florio, Esq.*
  - Operations and the relationship of association members, boards and committees, including interpreting documents; understanding covenants, conditions & restrictions; adopting and enforcing rules and regulations; enforcement actions - *Caroline Record, Esq.*
  - Duty and liability of board members -- fiduciary responsibility, insurance, business judgment rule - *A. Christopher Florio, Esq.*
  - Other professionals - the managing agent, attorney, accountant, engineer - *Caroline Record, Esq.*
  - Compliance with laws and regulations impacting association operations – Fair Housing Act, Affordable Housing Regulations, Hotel and Multiple Dwelling Law; Municipal Services Act - *A. Christopher Florio, Esq.*
  - Financial guidance in preparing budgets, establishing and funding accounts, and performing audits - *Caroline Record, Esq.*
  - Delinquencies and collection actions - *A. Christopher Florio, Esq.*
  - Impact of Association activity on the sale and purchase of units - litigation, budget and reserves, FHA/FNMA approval - *Caroline Record, Esq.*
  - Resolution of disputes -- through litigation or alternative dispute resolution - *A. Christopher Florio, Esq.*
- 12:10 **Q&A**
- 12:30 **Adjourn**

**NJ CLE INFORMATION:** This program has been approved by the Board on Continuing Legal Education of the Supreme Court of New Jersey for 4.0 hours of total CLE credit.

## REGISTRATION DETAILS

Seminar tuition includes breakfast and seminar materials. Visit NJICLE.com for complete directions to all locations.

### NEW BRUNSWICK/ S064-00U2

Tues., June 19, 2012  
9:00 AM to 12:30 PM  
NJ Law Center

### Can't Attend?

MCLE on CD/Handbook  
CDP06412: \$190/\$152\*

\* NJSBA Member Price.

### CREDITS

**NJ CLE:** This program has been approved for 4.0 credits (50 minute hour)

**PA CLE:** 3.0 substantive credits pending (\$12 fee – separate check payable to NJICLE must be submitted at the end of the program)

**NY CLE (Transitional & Non-transitional):** 4.0 professional practice credits

### ADVANCE REGISTRATION FEE TYPE

|   |              |      |
|---|--------------|------|
| General Tuition                             | \$160        | REG  |
| <i>Special Discounts for NJSBA Members!</i> |              |      |
| MEMBERS, NJSBA Co-Sponsoring Section        | \$120        | COS* |
| MEMBERS, NJSBA                              | \$128        | NJB* |
| MEMBERS, NJSBA YLD                          | \$120        | YLD* |
| MEMBERS, Co-Sponsoring Organization         |              |      |
| Recent admittees (past 2 years)             | \$136        | YL   |
| Paralegals                                  | \$104        | PAR  |
| Law Students (with Student ID)              | Free         | STU  |
| Full Time Judges                            | Free         | JUD  |
| <b>DOOR REGISTRATIONS</b>                   | <b>\$180</b> |      |

## FACULTY



*Moderator and Speaker:*

**Christine F. Li, Esq.**

Immediate Past Chair, NJSBA Real Property Trust and Estate Law Section  
Author: Real Estate Closings Procedures (NJICLE, 2010)

Contributing Author Commercial Real Estate Transactions in New Jersey (3rd Ed., 2010, NJICLE)

Greenbaum, Rowe, Smith & Davis, LLP (Woodbridge)



*Speakers include:*

**A. Christopher Florio, Esq.**

Stark & Stark (Lawrenceville)



**Caroline Record, Esq.**

Berman, Sauter, Record & Jardim, PC (Morristown)

**The Three C's of Community Association Law Bring You Community Association Law in a Nutshell**

### Who should attend:

- Attorneys
- Lenders
- Real estate developers and sponsors
- Purchasers of distressed real estate
- Community association board members
- Property managers

# NJICLE Order Form

To order, return this entire form to NJICLE at One Constitution Square, New Brunswick, NJ, 08901-1500. You may fax this form to 732-249-0383 or register at NJICLE.com. For more information, please call 732-214-8500.

Name \_\_\_\_\_

**Note:** NJICLE requires customer's full name for shipping & record keeping purposes. Please indicate above. Check all that apply:  residence  business  new address

Firm \_\_\_\_\_

Email Address \_\_\_\_\_

Address \_\_\_\_\_

**Note:** UPS will not deliver to P.O. Boxes. Someone must be present to sign for package.

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Yes, I'd like to join the NJSBA. Please charge my credit card in the amount to of \_\_\_\_\_ to join. (code 0947c)

## Seminar Information

### Fundamentals of Community Association Law

Tues., June 19, 2012 - 9:00 AM to 12:30 PM - NJ Law Center, New Brunswick/S064-00U2

**Tuition:** Seminar tuition includes breakfast and seminar materials.

- General Tuition \$160 REG
- MEMBERS, NJSBA Co-Sponsoring Section/Organization \$120 COS\*
- MEMBERS, NJSBA \$128 NJB\*
- MEMBERS, NJSBA YLD \$120 YLD\*
- Recent admittees (past 2 years) \$136 YL
- Paralegals \$104 PAR
- Law Students (with Student ID) Free STU
- Full Time Judges Free JUD

**DOOR REGISTRATIONS** \$180

**Not an NJSBA member?  
Join today and save!**

**COS\* Members - Save 25%**  
**NJB\* Members - Save 20%**  
**YLD\* Members - Save 25%**

|   |   |  |
|---|---|--|
| <b>Can't Attend?</b>  | <b>Reg. Fee</b>                                 | <b>NJSBA Member Fee</b>                          |
| Audio CD/Materials (CDP06412)   | <input type="checkbox"/> \$190 (plus tax & s/h) | <input type="checkbox"/> \$152* (plus tax & s/h) |
| <input type="checkbox"/> Check here if you plan to use audio packages for Attorney Certification or MCLE credit |   |  |

#### Payment by Check (payable to NJICLE):

Company Check  Personal Check Check No. \_\_\_\_\_ Check Date \_\_\_\_\_

#### Payment by Credit Card: Amex Visa Mastercard Discover

Expiration Date \_\_\_\_\_ Card No. \_\_\_\_\_

Cardholder's Name (print) \_\_\_\_\_

Cardholder's Billing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ **ONS**

**Cancellation Policy:** If you cannot attend, please notify NJICLE in writing up to 24 hours before the program to be eligible for a refund (less \$20 processing fee) or, you can use your payment as credit towards another purchase. (credit will expire one year from order date.)

**Scholarship/Financial Hardship Policy:** A limited number of scholarships are available for most NJICLE seminars. If you have a financial hardship and would like to request a scholarship, please write to the NJICLE Scholarship Committee at least three weeks before the session you would like to attend, explaining the basis of the hardship. (include your phone number & email address) You will be notified if your request is approved.

#### RETURN POLICY

**Publications** - If you are not satisfied with your purchase you may return any NJICLE book in salable condition within 30 days of purchase, minus applicable shipping and handling fees. If you prefer, we can hold a credit you can use for other NJICLE products for one year.

• **Software** - As an additional service to our customers, NJICLE occasionally provides information about certain software programs created by outside developers that may be of interest. However, NJICLE assumes no responsibility for the functionality of these programs, nor do we provide technical support. Software may not be returned, however we will gladly replace any defective disks.

#### RETURN POLICY (continued)

• **Audio CD Packages** - If they are purchased with an affidavit to obtain CLE credits, Audio CD packages are non-refundable.

**PHOTOGRAPHY:** Registrants, instructors, exhibitors and guests attending NJICLE seminars agree they may be photographed or recorded during the event. All photographic or recorded materials are the sole property of NJICLE, and NJICLE reserves the right to use attendees' names and likenesses in promotional materials without providing monetary compensation. This includes all rebroadcasts of any NJICLE events.

## NJSBA Members:

**Not a member? Joining is easy - just complete the following information:**

Birth date: \_\_\_\_\_

Date of admission: \_\_\_\_\_

|   |                |
|---|----------------|
| Year of admission                       | Membership fee |
| <input type="checkbox"/> 2012           | \$75           |
| <input type="checkbox"/> 2007-2011      | \$150          |
| <input type="checkbox"/> 2006 and prior | \$255          |

**Join today and continue saving all year long!**

\*Membership is for one year. You'll be contacted by the NJSBA concerning other products and services your membership entitles you to.

Visit [NJSBA.com](http://NJSBA.com) for more information or to join.

Code 0947C

**\*NJSBA member price, please indicate your Member# here** \_\_\_\_\_

To qualify for this special price, you must provide your NJSBA Member number - visit [NJSBA.com](http://NJSBA.com) for information or to join.

Are you sales tax exempt?  Yes  No

#### Shipping & Handling:

|                                   |         |
|-----------------------------------|---------|
| Product orders up to \$50.....    | \$6.00  |
| Orders between \$51 - \$150.....  | \$7.00  |
| Orders between \$151 - \$250..... | \$10.00 |
| Orders more than \$250.....       | \$12.00 |

NJSBA Membership \$ \_\_\_\_\_

Seminar Registration \$ \_\_\_\_\_

Product Order \$ \_\_\_\_\_

#### Customers shipping to NJ addresses

who are not sales tax exempt, please

add 7% for NJ state sales tax here \$ \_\_\_\_\_

(applies to products only - handbooks/audio CD packages)

**Total Enclosed** (including s/h) \$ \_\_\_\_\_