PANELISTS

Tough Questions from the Trenches of Community Associations • 8/6/25

SC





AssociationHelpNow ray@brainerdcommunications.com www.AssociationHelpNow.com





David Byrne, Esq. Ansell Grimm & Aaron, PC dbyrne@ansell.law www.ansell.law



Jeremy Fernando Hirzel Law, PLC ifernando@hirzellaw.com www.hirzellaw.com





Gregg V. Gerelli Gerelli Insurance Agency, Inc gregg@gerelli-insurance.com www.Gerelli-Insurance.com





Andrew Stoutenburg, PE, RS Reserve Advisors, Inc. andrew@reserveadvisors.com www.reserveadvisors.com





Sean A. O'Connor, Esq. Clarkson McAlonis & O'Connor, P.C. soconnor@cmolawpc.com www.cmolawpc.com





O'Neil McCoy **McGriff** omccoy@mcgriff.com www.mcgriff.com





Allen Casey **CAMP Facility Services** acasey@campfs.com www.campfs.com





Noelle Hicks, Esa. Roberts Markel Weinberg Butler Hailey PC nhicks@rmwbh.com www.rmwbh.com

NATIONAL



Jennifer Eggleston **Hotwire Communications** jennifer.eggleston@hotwiremail.com www.hotwirecommunications.com



Hannah S. Rullo **Ansbacher Law** hannah.rullo@ansbacher.net www.ansbacher.net





Joe Thompson Acrisure joethompson@acrisure.com www.acrisure.com

Have Dr. Thomas Engblom Help Your Managers Pass the "M-100" and Get Their CMCA! CMCA

The Certified Manager of Community Associations (CMCA®) is the only international certification program designed exclusively for homeowner and condominium associations and cooperatives managers. The CMCA recognizes individuals who have demonstrated the fundamental knowledge required to manage community associations.

Association board members, and seek qualified professionals to manage their communities. Obtaining CMCA certifications will give you and boards confidence they have the specialized skills needed.



also author of the popular

For qualified groups of managers

95% PASSED

Additionally, Engblom has earned the Certified Property Manager (CPM) designation from the Institute of Real Estate Management (IREM) and the Professional Community Association Manager (PCAM) designation from CAL Engblom CAI. Engblom earned his Doctorate in Business Administration with his Dissertation dedicated to Association

Contact: tengblom3@icloud.com

CMCA, AMS, PCAM, ARM, CPM, PhD
Thomas C. Engblom, CMCA, AMS,
PCAM, ARM, CPM, PhD has taught
as a university professor at numerous
colleges and universities. Since 2004,
Engblom has taught as a National
Instructor for Community Associations
Institute (CAI), including assisting in
rewriting several of their Professional
Management Development Program
(PMDP) course materials. Also.

Engblom has served on the National Business Council for CAI.

(PMDP) course materials. Al

2025 First Edition of the Livestream HOA and Condo Book

129 Pages! There is **NO CHARGE**

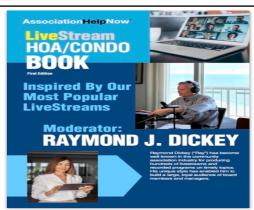
Three choices!

- E-Book
- PDF Version
- Hard Copy (Limited)

Managers and board members should take a moment to email and request their copy of the 2025 First Edition of the Livestream HOA and Condo Book because it's more than just a recap —it's a practical, real-world toolkit built from live discussions with leading experts across the community association industry

Designed for ease of use and packed with insights from attorneys, insurers, engineers, and veteran managers, the book transforms complex challenges into clear, actionable guidance. Whether you're facing board conflict, insurance confusion, or policy questions, this edition serves as your quick-reference companion—with access to full livestream recordings for deeper dives.

Requesting your copy ensures you're not just from those who've tackled them firsthand.



Chapters:

- Introduction

- Introduction
 Insurance overage & Cybersecurity
 Insurance overage & Cybersecurity
 Insurance of Challenges and
 Risk Management
 Understanding Fiduciary Duty
 NJ, NY, PA: Collections
 SC: Collections
 FL: Collections
 FL: Collections
 Eight Reasons Boards Make Bad Decisions
 Evidence-Based Happiness for Managers and Boards
 Defending Against Social Media Trolis
 Collections
 Defending Against Social Media Trolis
 SC: Investor Invesion...Plus New Owner Best Practices
 FL: Investor Invesion...Plus New Owner Best Practices
 FL: Investor Invesion...Plus New Owner Best Practices
 Resident's Social Media Hostile Work Environment
 Beating Rule Breakers
 NJ NY PA: Association Really in Good Shape?
 SC: Association Really in Good Shape?
 FL: Association Really in Good Shape?
 FL: Association Really in Good Shape?
 Moderator Contact Information
 Source Contact Information
- Moderator Contact Informat Source Contact Information

Questions: ray@brainerdcommunications.com • www.AssociationHelpNow.com

AssociationHelpNow® Multi-State Industry Leaders

MODERATOR AssociationHelpNow®



Raymond Dickey **AssociationHelpNow** ray@brainerdcommunications.com www.AssociationHelpNow.com





David Byrne, Esq. Ansell Grimm & Aaron, PC dbyrne@ansell.law www.ansell.law





Dawn M. Becker-Durnin, CIRMS Acrisure Dbecker-durnin@Acrisure.com www.acrisure.com





Thomas Engblom, PhD., PCAM **First Citizens Bank** thomas.engblom@firstcitizens.com www.bankers.firstcitizens.com





Todd Vignola Add Ventures Building Services, Inc tvignola@addventuresinc.com www.addventuresinc.com





Joe Thompson Acrisure joethompson@acrisure.com www.acrisure.com





Matt Martin Reserve Advisors, Inc. mmartin@reserveadvisors.com www.reserveadvisors.com





Allen Casey **CAMP Facility Services** acasey@campfs.com www.campfs.com





Mike Luzzi Acrisure mluzzi@acrisure.com www.acrisure.com

HIRZEL LAW

Kevin M. Hirzel

Hirzel Law, PLC

kevin@hirzellaw.com www.hirzellaw.com

IL MI





Holly Stimmel, AMS **First Citizens Bank** holly.stimmel@firstcitizens.com www.Firstcitizens.com

PRIVATE

Private Classes

For Management

Companies and Boards!

2025 First Edition of the Livestream HOA and Condo Book

129 Pages!

There is **NO CHARGE**

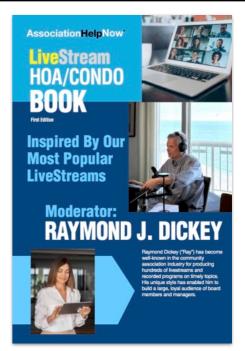
Three choices!

- E-Book
- PDF Version
- Hard Copy (Limited)

Managers and board members should take a moment to email and request their copy of the 2025 First Edition of the Livestream HOA and Condo Book because it's more than just a recap —it's a practical, real-world toolkit built from live discussions with leading experts across the community association industry.

Designed for ease of use and packed with insights from attorneys, insurers, engineers, and veteran managers, the book transforms complex challenges into clear, actionable guidance. Whether you're facing board conflict, insurance confusion, or policy questions, this edition serves as your quick-reference companion—with access to full livestream recordings for deeper dives.

Requesting your copy ensures you're not just keeping up with the latest issues, but learning from those who've tackled them firsthand.



Chapters:

- Introduction
- Insurance Coverage & Cybersecurity · Landscaping Challenges and
- Understanding Fiduciary Duty
- SC: Collections
- FL: Collections
- Eight Reasons Boards Make Bad Decisions • Evidence-Based Happiness for Managers and Boards
- Defending Against Social Media Trolls NJ NY PA: Investors and New Owner Practices
- SC: Investor Invasion...Plus New Owner Best Practices
- FL: Investor Invasion...Plus New Owner Best Practices Resident's Social Media — Hostile Work Environment
- NJ NY PA: Association Really in Good Shape?
- SC: Association Really in Good Shape?
- FL: Association Really in Good Shape?
- Moderator Contact Information

YOUR TOPIC OR PICK FROM OUR LIBRARY!

1 CEU CAMICB

1 HOUR

NO CHARGE: Order at: www.AssociationHelpNow.com

Disclaimer: This content is provided for informational purposes only and does not constitute professional advice. It has been generated using the GoToWebinar system and assisted by artificial intelligence; therefore, accuracy is not guaranteed. This summary is offered as a courtesy to highlight the significance of the discussed topic and encourage viewers to revisit the recorded livestream for full context. Always consult your legal, accounting, or other qualified professionals before making any decisions or taking action based on this content.

Questions: ray@brainerdcommunications.com • www.AssociationHelpNow.com