



CA-PAC
*Community Association
Political Action Committee*

CA-PAC REPORT • SPRING 2018

A LETTER FROM YOUR PAC PRESIDENT

On behalf of the Community Association – Political Action Committee (CA-PAC) I want to thank the members of the industry who contributed to the PAC in 2017. Your contributions allow CA-PAC members to personally interact with targeted candidates and members of the legislature who determine the future of common interest communities in New Jersey.

Although CA-PAC has achieved many legislative victories over the years, we continue to have important issues to support and oppose. CA-PAC contributions enable us to advocate on behalf of the industry.

I encourage you to make a contribution to CA-PAC as an investment in the interests of community associations throughout New Jersey. 2018 is shaping up to be another challenging year. It is critical that we raise funds to spread our message to elected officials that lack a fundamental understanding of community association issues. Please send your contribution today.

Thank you,

Jim Rademacher

President, Community Association Political Action Committee



2018 CA-PAC BOARD OF DIRECTORS

President

James Rademacher

Vice President

Jack McGrath, R

Secretary

Caroline Record, Esq.

Treasurer

Carol Koransky, CPA

Assistant Secretary/Treasurer

Louis Curtis, MBA, CMCA, AMS, PCAM

Members

Liz Comando, PCAM

Christopher Florio, Esq.

Sue Howe CMCA, AMS, PCAM

James Magid, CMCA, LSM, PCAM

Michael Pesce, PCAM

J. David Ramsey, Esq.

Tim Martin, MBI-Gluckshaw

Audrey Wisotsky, Esq., CA-PAC Counsel

CAI-NJ Board Liaisons

Jean Bestafka

Loren Lightman, Esq.

Purpose of CA-PAC

To promote and strive on the behalf of New Jersey community associations for the improvement of government by encouraging and stimulating New Jersey community associations, their owners, and those serving the New Jersey community association industry to take a more active and effective part in governmental affairs.

CA-PAC FAQ'S

What is CA-PAC?

Community Association Political Action Committee (CA-PAC), was created to give our members a stronger voice in Trenton. Its goal is to support candidates who support key issues important to CAI-NJ members. CA-PAC is overseen by a committee of CAI-NJ members who evaluate potential donations based on our members' legislative priorities and support candidates, regardless of party, who act in support of our members' issues.

Who does CA-PAC Support?

CA-PAC is bi-partisan and works with both parties to support candidates who support vibrant community associations, community association management companies and the businesses that support our communities.

How are contributions to CA-PAC used?

Contributions to CA-PAC are used to support candidates for state office. Donations are determined by the CA-PAC board, made up of CAI-NJ members and contributors to the PAC based on a review of the legislators' position on issues important to CAI-NJ members.

TO DONATE TO CA-PAC, SEND CONTRIBUTIONS TO:
CA-PAC, 500 Harding Road, Freehold, NJ 07728 | or visit: www.cainj.org/capac

CA-PAC WORKS HARD PROTECTING THE INTERESTS OF COMMUNITY ASSOCIATIONS

Municipal Bonding Requirements - (A1425, S3233) - Last year, the legislature passed a law removing developers' requirements to post performance and maintenance guarantees on construction not ultimately dedicated to the municipality. While intended only to apply to shopping centers, CA-PAC is concerned that our communities could be swept into the exemptions, and will be working to correct the oversight.

Delinquencies and Expedited Foreclosures - (A2085, S1243) - We continue to attempt to work with the banks to maintain vacant units and assume responsibility for maintenance fees while pushing for rent receiverships as an option.

Municipal Services / Fire Hydrant Maintenance - (A1745) - CA-PAC is advocating for expansion of the municipal services provided to your community. Our top priority for now is passage of legislation that would ensure that your local municipal utility authority keep your neighborhood safe by properly maintaining fire hydrants, and we hope to make the cost of such maintenance fair by banning the practice of charging our associations more than their host municipalities.

Electric Charging Stations - (A1030) - There is National and State legislation concerning the installation of electric charging stations for existing and future common interest communities. CA-PAC will be there to make sure you have say over when, where, and if to include these stations in your communities.

DCA Inspections - (S1150) - This bill would reduce inspections from every 5 years to every 2 years.

Solar Panel Installations - (A2469) - Recent legislation proposes controls for regulation and installation of solar panels in your community.

Insurance Deductibles - (A2439) - Recent legislation proposes to prevent an association's ability to transfer the responsibility for a damage claim's deductible to homeowners in condominium associations.

Snow Contractor Indemnification - (S665) - This legislation would require snow contractors to be indemnified for any damage or injuries as a result of their snow removal/ice control operations.

CA-PAC EVENTS

SUCCESSFUL 2018 EVENT

Second Annual Top Golf Fundraiser
Wednesday, April 18, 2018
Top Golf, Edison, NJ



SAVE THE DATE!

THURSDAY, AUGUST 23, 2018
MONMOUTH PARK RACETRACK
175 Oceanport Ave
Oceanport, NJ 07757
Gates open at 11:30 AM

YOUR CONTINUED SUPPORT OF CA-PAC RAISES THE PROFILE OF NEW JERSEY'S COMMUNITY ASSOCIATIONS!

CONTRIBUTION FORM

Community/Company: _____

Individual Name: _____

Mailing Address: _____

City, State, ZIP: _____

Phone: _____ Fax: _____

Email: _____

Occupation: _____ Employer: _____

Employer Address: _____

City, State, ZIP: _____

Management Company Name: _____

(Community Association's Only)

☐ Individual \$25-\$100 \$ _____

- Community Manager
- Board Member
- Homeowner

☐ Business Partner \$250-\$500 \$ _____

☐ Management Company \$500 \$ _____

☐ Community Association \$ _____
(Suggested contribution \$1 per unit)

☐ Other \$ _____

**Please make your CORPORATE or
PERSONAL CHECK payable and mail to:
CA-PAC, 500 Harding Road, Freehold, NJ 07728**

☐ DO NOT INCLUDE MY NAME OR COMPANY ON THE LIST OF CA-PAC CONTRIBUTORS

The New Jersey Election Law Enforcement Commission requires us to collect and report the name, mailing address, occupation and name of the employer of contributors whose contribution exceeds \$300 in a calendar year. Contributions to CA-PAC are not deductible for federal income tax purposes. Contributions are not limited to suggested amounts. CA-PAC will not favor nor disadvantage anyone based upon the amounts or failure to make PAC Contributions. Voluntary political contributions are subject to limitations of ELEC regulations. CA-PAC contributions are not considered payment of CAI dues.