

Community Trends®



LEGISLATIVE UPDATE

CHRISTINE F. LI, ESQ., CCAL
PARTNER, GREENBAUM, ROWE, SMITH & DAVIS LLP
LEGISLATIVE ACTION COMMITTEE CHAIR

As we approach the end of the year, I cannot help but to wonder where the time has gone. Attending the CAI-NJ Annual Conference & Expo is a clear signal that Fall has arrived, and the holidays and wintry months are just around the corner. As the Legislative Action Committee looks back, we are able to see where we have been this past year, where we are now, given the milestone of another Conference and Expo, and where we are going.

I apply to the LAC's activities the meaning of the word "expo," which brings us together in person at this time of the year. CAI-NJ's Expo, and the passion and commitment of attendees from the LAC, serve to illustrate the many definitions of the word which is, of course, short for exposition.

What do you get when you dissect the several definitions of the word expo?

1. A large-scale public exhibition or show.
2. A setting forth of meaning or intent.
3. A precise statement intended to give information about or an explanation of difficult materials.
4. An act of presenting.

The LAC's efforts through this past year and at the Expo fit, with precision, into these definitions. Without a doubt, the Expo qualifies as "a large-scale public exhibition" – both as to the magnitude of the convention hall and the number of exhibits. Most of the LAC members are loyal attendees, participants and exhibitors. The members are united as to purpose, presentation and spirit, and they are

the sum of many diverse disciplines, professions, dispositions and predispositions – but we are cohesive when it comes to our community associations. We attend with a single mind – to renew our friendships and relationships with other members of CAI-NJ and members of community

"Hopefully, you had the opportunity to attend the legislative update programs which were conducted by LAC members at several locations throughout 2017."

associations and make new friends, while we demonstrate our ability to serve these unique communities and their unique needs.

The "meaning or intent" of the LAC is clear. One of the major accomplishments of the LAC in recent months is the passage of Senate Bill 2492 and Assembly Bill 4091 into law. The bill initially began as a response to the inequities and resultant disputes in the election process at the Radburn community in Fair Lawn, New Jersey. The bill went through several amendments through the course of almost a year. But when the bill was finally signed into law on July 13, 2017, it was the achievement of fair and accessible elections and voting processes for community associations throughout the State.

LEGISLATIVE UPDATE...from page 1.

While there was dissension within the Radburn community and extensive discussion, if not dissension, among industry and governmental groups, the final bill that was signed into law pulled from the common experiences of the members of the LAC – members who are attorneys, property managers, accountants, insurance brokers and Homeowner Leaders (HL). This is the process which few outside of the LAC experience.

Bills and laws do not mystically materialize out of thin air. They are the result of the conviction and dedication of many, and the perseverance and commitment and endless hours of some, especially of LAC member, J. David Ramsey, Esq., of Becker & Poliakoff, who led this effort for the LAC.

At the Expo, David Ramsey and Tim Martin, who is with CAH-NJ's lobbying firm MBI*GluckShaw, will present the Legislative Update on behalf of the LAC, and I will have the honor of moderating that session. LAC is committed to advocacy on behalf of community associations throughout the State. This session at the Expo will discuss the legislative and regulatory issues impacting community associations and the LAC will engage with you to help us channel our energy and enthusiasm in the coming year.

I revert to a message which I have delivered many times. The LAC has limited opportunities to showcase its

achievements. We appreciate every opportunity and, rest assured, we take advantage of them when given to us. Hopefully, you had the opportunity to attend the legislative update programs which were conducted by LAC members at several locations throughout 2017.

However, like anything worthwhile in life, progress and achievements become mired in the morass of exhausting effort and, on rare occasion, failure. The LAC will begin soon to establish its priorities for next year. We remain focused on mortgage foreclosure reform (Senate Bill 1832), insurance deductibles (Assembly Bill 3683), electric car charging stations (Assembly Bill 4747), snow contractors indemnification (Assembly Bill 3657), as well as other bills that are pending or that the LAC is working on or seeking sponsors for introduction. Most of these bills were topics of my column this past year.

Part of a Robert Frost's poem comes to mind: "... But I have promises to keep, and miles to go before I sleep." Because of the uncertainty of the legislative process, the LAC cannot make any promises but we do know where we want to be. Trust that the LAC will put a yeoman's effort into its remaining goals for the coming months and year, especially since many of us have given up sleeping!

I look forward to seeing you at the Expo. ■