

WHAT SHOULD YOU BE THINKING ABOUT RIGHT NOW?

COMMUNITY ASSOCIATION UPDATE

CAI-NJ Editorial Committee



The *Community Trends*® What Should You be Thinking About Right Now? — Community Association Update is a monthly feature added to our issues from CAI-NJ's Editorial Committee. While upcoming issues of *Community Trends*® will include articles relating to our monthly magazine theme, this update will provide direct, often bullet-point style updates and timely information important to community associations right now.

A Serious Message from CAI-NJ

By Robert N. Roop, P.E., Lockatong Engineering, Inc., on behalf of the CAI-NJ Editorial Committee

The tragedy at Champlain Towers South has been a wake-up message to condominiums all over the country. Those in New Jersey are particularly concerned. After all, while our climate is temperate in comparison to tropical in Miami, we share too many similarities.

- A long coast with depth to bedrock requiring highly engineered foundations for larger buildings
- Exposure to tropical storms
- High density building in popular waterfront locations
- High density occupancy in those buildings
- A marine exposure to corrosive salts, high moisture levels and driving rain
- Architectural features like extensive balconies, decks, pools, and windows for expansive views
- Building materials, concrete, steel reinforced concrete and steel structural sections

The New Jersey chapter of the Community Associations Institute's monthly magazine, *Community Trends*® has as one of its important functions to inform the community association industry of important issues and guiding associations in addressing those issues. In just the last few years, the magazine has published numerous articles by experts in the field:

- January 2019, "Let's Maintain Our Property Values" – <https://user-cainj.cld.bz/CAH NJJan-2019-w/18/>
- February 2021, "Keeping Your Association on the Right Financial Track" – <https://user-cainj.cld.bz/CAH NJFebruary-2021/40/>
- March 2021, "Roadway and Infrastructure Development Programs" – <https://user-cainj.cld.bz/CAH NJMarch-2021/16/>

Perhaps prescient was the May 2021 issue with these articles:

- "How to Read Engineering Plans" – <https://user-cainj.cld.bz/CAH NJMay-2021/16/>
- "Preparing a Request for Proposal, A Tutorial Guide for Community Association Property Managers" – <https://user-cainj.cld.bz/CAH NJMay-2021/22/>
- "Perilous Neglection" – <https://user-cainj.cld.bz/CAH NJMay-2021/36/>
- "Management Trends: Aging Infrastructure" – <https://user-cainj.cld.bz/CAH NJMay-2021/44/>

Continuing our focus on issues most important to our members, the November issue of *Community Trends*® will be devoted to best practices and consequences learned from the Miami disaster. Experts will discuss board fiduciary respon-

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sibilities, insurance (both liability and D&O policies), environmental factors, engineering inspections and more. CAI-NJ is dedicated to educating our members to be informed on issues in keeping your building safe.

Many anxious owners and boards won't want to wait for everything to be learned about the catastrophe before taking some proactive measures. Until the November issue is published, we can offer some advice on what can be done to calm worried owners and boards.

Consult with your professional engineer or registered architect. If you have worked with them for a while, they probably know your building best. If you have done a reserve study with building inspection recently, there already may be some information on the structural condition in hand. If there is nothing in the file, talk to your engineer about an inspection. One place to start with the scope and extent of the inspection is the Miami Dade County Minimum Inspection Procedural Guidelines for Building Structural Recertification, <https://www.miamidade.gov/permits/library/structural-recertification.pdf>. It offers some good general advice of where the inspection should be conducted.

What if you don't have a relationship with a professional engineer? The CAI-NJ Online Service Directory under the heading "Engineering Firms" lists many who specialize in condominium work. You can find the CAI-NJ Online Services directory at <https://cainj.org/online-service-directory/?tag=engineering-firms>.

Particularly with our coastal properties, corrosion of steel and resulting damage to concrete is the most significant defect that might be discovered. Spalling concrete has lost some of its structural integrity and needs to be evaluated. Waterproofing of decks, balconies and pool enclosures needs special attention because it is there where many problems originate.

In closing, our deepest condolences go out to all those that have been affected by the tragedy at Champlain Towers South. ■



Have your community association board members changed since last year?

Be sure to update

your board's member names, titles (President, Vice President, Treasurer, Secretary, and Board Member), and contact information to ensure your board members receive all the latest CAI member benefits!

Update today:

ONLINE at www.caionline.org
EMAIL addresschanges@caionline.org
MAIL to CAI, P.O. Box 34793,
Alexandria, VA 22334-0793



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