

# CONDO SAFETY

## A RESOURCE FOR HOMEOWNERS AND BOARD MEMBERS

In the wake of the tragedy at Champlain Tower South Condominium Association in Surfside, Fla., homeowners and volunteer boards of directors from around the world are watching the devastation, asking questions about their own communities, and wondering how to protect their buildings.

### QUESTIONS HOMEOWNERS SHOULD ASK

- Is our building safe?
- What is being done to protect our health, safety, and investment?
- Does our community have a reserve study to plan for the repair and replacement of major components owned by the community? When was this reserve study last updated?
- Does our community have a plan to fund the repair and replacement of major components owned by the community?
- Does our building need an inspection by a professional engineer to evaluate the structural integrity of the building?
- Are critical components in the building such as structure, balconies, stairwells, etc., included in the reserve study?
- Will a special assessment be required to fund the repair and replacement of any components that are not included in the reserve study?

### STEPS HOMEOWNERS SHOULD TAKE

- Know your **rights and responsibilities** as a homeowner.
- Attend board meetings.
- Read communication from your community.
- Ask questions and participate in your community meetings and events.
- Regularly pay community association assessments.
- Agree to fund reserves for repair and replacement of major components.

### STEPS BOARD OF DIRECTORS SHOULD TAKE

- Determine if an inspection is needed.
- Determine if there are any signs of structural concerns that need to be addressed.
- Determine whether your building is safe.
- Conduct or review your reserve plan using **best practices**.
- Review your reserve funding plan and fund accordingly.
- Have a conversation with your community homeowners about reserve study/plan/schedule and funding.
- Take actions required in the reserve plan.
- Maintain frequent communication with residents/homeowners about these important issues.
- Be transparent with homeowners about how much repairs might cost and whether a special assessment may be necessary.

»View more resources regarding structural integrity, maintenance, and reserves at [www.caionline.org/CondoSafety](http://www.caionline.org/CondoSafety).



[www.caionline.org](http://www.caionline.org)  
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