

Navigating Your Association Finances

Embracing digital transformation:

- Website used as electronic filing cabinet so that owners can access information on-demand
- Communication with owners through website and emails
- Social media presence especially important during disaster management planning
- Streamline operations using electronics functionality, like online banking, ACH draws

Efficiency

- Investing reserves; FDIC is \$250,000 per tax ID not per account in one financial institution
 - Research CDARS which may allow for higher amounts
- Water heaters updated (uninsurable if over 8 years old)
- Toilets that use less water; avoid constant running
- Water/Sewer/Trash is the highest costing utility for GST
- Water detection devices (\$2,200 per unit)

Insurance

- Water loss is #1 insurance claim
- When considering higher deductibles look at risk vs. benefit
- No insurance if water heaters older than 8 years
- Insurance broker to be our best friend

Unit marketability

- Conventional mortgages require updated structural integrity standards per legislation
- Financial health of association
- Reserve funding
- Insurance policy
- CAI membership to stay current

Board training

- Continual education

ServPro App

- Building mechanics layout: plumbing valves; electrical panels; fire panels, etc.

Dear Condo Owners,

I hope this message finds you well. We recently participated in a seminar on "Navigating Your Association Finances," covering key topics to enhance our community's overall financial well-being.

Here's is a summary of the discussions:

1. Embracing Digital Transformation:

- Utilizing the website as an electronic filing cabinet for on-demand access.
- Communication through the website and emails.
- Importance of social media, especially in disaster management planning.
- Streamlining operations with electronic functionality, including online banking and ACH draws.

2. Efficiency:

- Guidelines for investing reserves, considering FDIC limits per tax ID.
- Exploration of CDARS for potentially higher investment amounts.
- Update on water heaters (uninsurable if over 8 years old).
- Installation of water-saving toilets and water detection devices.

3. Insurance:

- Insight into water loss as the #1 insurance claim.
- Considerations when opting for higher deductibles.
- No insurance coverage for water heaters older than 8 years.
- The importance of maintaining a good relationship with our insurance broker.

4. Unit Marketability:

- Updated structural integrity standards for conventional mortgages.
- Evaluating the financial health of the association, including reserve funding and insurance policy.
- Emphasizing the value of CAI membership for staying current with industry standards.

5. Board Training:

- The necessity of continual education for the board members.

6. ServPro App:

- Exploring the ServPro App for easy access to building mechanics layout, including plumbing valves, electrical panels, fire panels, etc.