

Second Quarter 2025
Northeast Florida Chapter
Community Associations Institute

The Community Connection





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NEFLCAI

NEFLCAI provides education, networking, resources, and advocacy for Community Associations in Northeast Florida and the professionals who serve them.

A Message from the President



Dear Members,

I'm so excited to be serving as your President this year, and I'm looking forward to working with all of you to help our chapter grow. We have a lot of great opportunities ahead, and I'm eager to dive in and build on the amazing work we've done together.

One of the best parts of being part of an organization like this is the chance to get involved. Whether you're new to the industry or a seasoned professional, there's so much value in being an active member. You'll build relationships with others who share your goals, gain new insights from our events and discussions, and find ways to make a real impact in your community. The more you engage, the more you'll get out of it, and trust me, you won't want to miss out on the connections and growth that come from diving in.

This year, I'm looking forward to working together with you to make sure our chapter continues to grow and thrive. We have an incredible community here, and I know that by staying involved, we'll continue to make a difference in our associations and beyond.

Here's to a great year ahead!

Best,
Kate McAdams
President, CAI Northeast Florida Chapter

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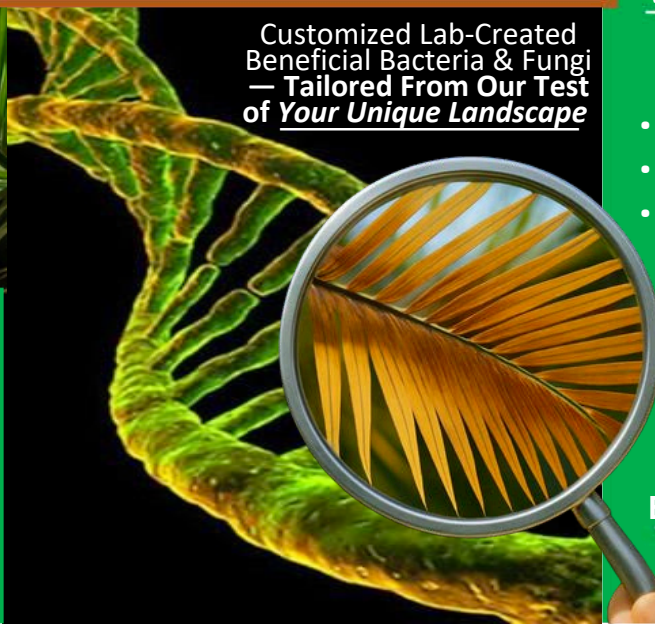
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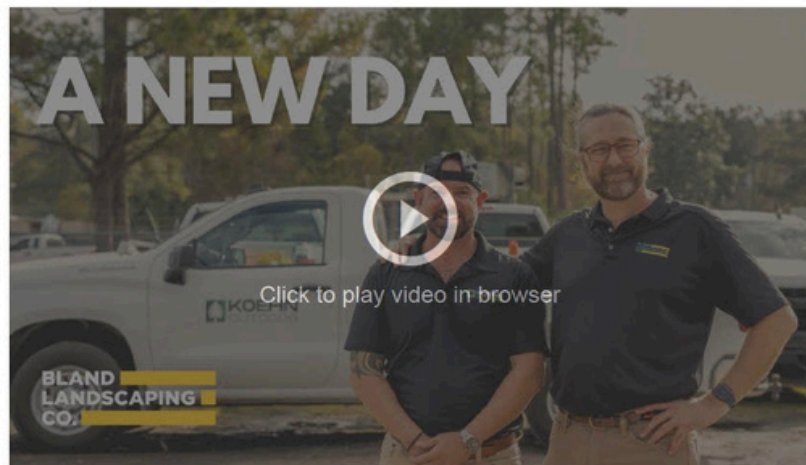
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"This collaboration is an exciting opportunity for both teams," says David Koehn. "By combining our expertise and resources, we can elevate our services, drive innovation, and continue delivering the highest level of quality and customer satisfaction."



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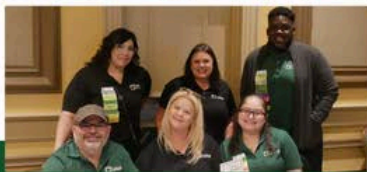
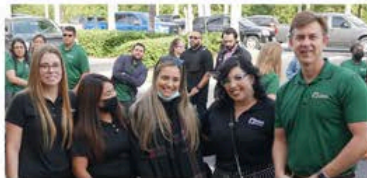
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SUMMER WEATHER CONDITIONS AND YOUR LAKE

by Adam Grayson / SOLitude Lake Management

Summertime in Florida means weather conditions change from minute to minute. One moment your melting in the bright sunshine, and being soaked by a torrential downpour the next. Summertime is also a time of change for our lakes and waterways. The increased ambient temperatures paired with longer days creates a growing season for the plants and algae that live in our lakes. As such, increased growth can be expected throughout the summer.

Algae is a simple organism that is always living in our waterways, awaiting the opportunity to grow. Summer weather conditions allow algae blooms to become commonplace this time of year, and they often appear overnight. While unsightly, algae is not a cause for concern as it simply a by-product of optimal growing conditions and excess nutrients in the water. Treatment with an EPA aquatic-approved algaecide will break down the cells and will control the bloom, but it is a process that can take up to two weeks before the dead algae finally decomposes and sinks into the lake. Please bear with us through this process because it takes more time to get the algae under control than it does to grow.

Submersed and floating aquatic plants also take advantage of the summer growing conditions. It is important to note that not all aquatic plant life is bad and should be controlled. The invasive exotic plants such as *Hydrilla* grow much faster than their native counterparts and require control when found in waterbodies. The goal of our lake management program is not to eradicate all plant growth, but to control the invasive exotic species, while allowing the native plants to remain at acceptable levels (no less than 30%). This ensures that the waterway will remain viable for fish and wildlife use by stabilizing dissolved oxygen production in the water and providing habitat for nesting and foraging.

Summer is a period of change for our lakes, and while there may be times where algae or plant growth may seem extreme, it is part of our sub-tropic environment and not a cause for concern. Any issues that arise will be handled during our regularly-scheduled service visits. Just sit back, enjoy the summer and know that while mother nature is at work, so are we!



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2025 Calendar of EVENTS

JULY 16	Landscaping Virtual Class
AUG 13	Hurricane Preparedness Saint Johns Golf and Country Club
SEPT 4	Valley National Bank Fantasy Football League
SEPT 18	Legal Update Ocean Gallery St. Augustine
OCT 6	Budget Prep CAM Panel Jax Golf and Country Club
OCT 23	2nd Annual Golf Tournament
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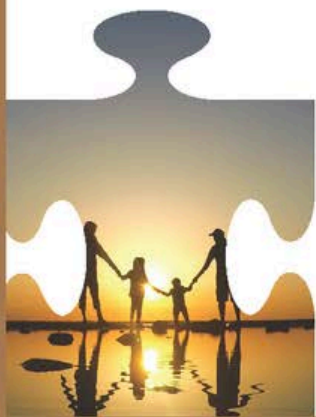
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Get involved with your local chapter—attend an education or networking event and maybe even join a committee, where you can network, learn with peers, or meet potential new clients.

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