

Third Quarter 2025  
Northeast Florida Chapter  
Community Associations Institute

# The Community Connection





## CONTACT INFORMATION

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Treasurer - David Bonewell

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Director - Jesse Martinez-Skinner, CMCA, AMS

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Director - Melissa Winter

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Becker

Chapter Executive Director - Jason Bee

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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# What's new?

2025 Board of Directors .....	6
Welcome New Members .....	8
Summer Weather Conditions and Your Lake.....	13
Upcoming Events.....	16
Member Benefits.....	19

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# NEFL CAI 2025 Board of Directors



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Manin Construction  
**President- Elect**



David Bonewell  
Villages of Vilano  
**Treasurer**



Heather Haas LCAM  
May Management  
**Secretary**



Jesse Martinez-Skinner  
RealManage  
**Director**



Zenzi Rogers  
Lennar  
**Director**



Melissa Winter  
Becker  
**Director**



Jason Bee  
**Chapter Executive Director**

## 2025 Committee Chairs

**Open Seat**  
**Communications Committee**  
**Chair**

**Brian Davis**  
**EXPO Committee Chair**  
**Davis Roberts Law**

**Stacy Montoya**  
**Gala Committee Co-Chair**  
**Martex Landscape**

**Robyn Severs, Esq.,**  
**Legislative Action Committee**  
**Co-Chair**  
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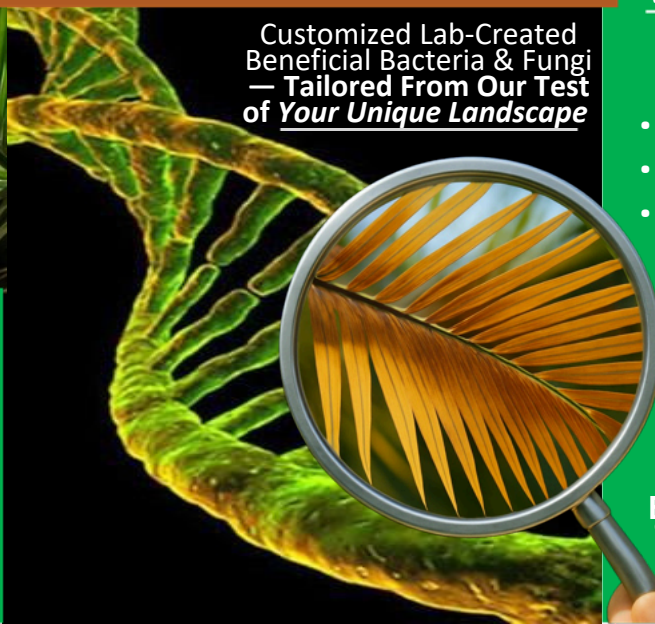
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# Welcome To Our Newest Members!

## Volunteer Leader

**John Pachay**

**Michael Stearns**

**Mark Lopez**

**David Rosin**

## Manager Membership

**Terrance Burns Sr.**

**Wende Ann Davis**

**Cynthia Grant**

**Timothy Hutchison**

**James Neipris**

**Sandra Golden: Bosshardt Property Management**

**Donald Adkins: DeAngelo Bros.**

**William Honan: Property Advisors Management**

## Business Partners

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# LET'S connect



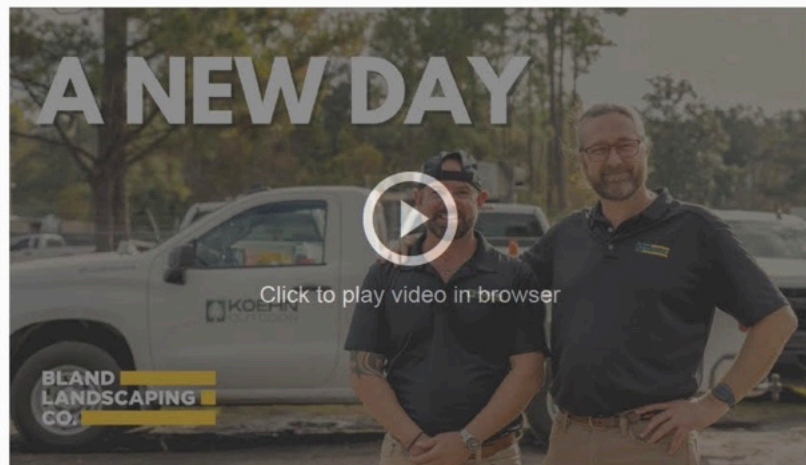
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In December 2024, after two decades of establishing itself as a premier landscape leader in Northern Florida, Koehn Outdoor joined forces with Bland Landscaping, a trusted industry leader with 49 years of excellence. Together, they have created one of the most experienced, resourceful, and dependable landscape providers in the Southeastern United States.

"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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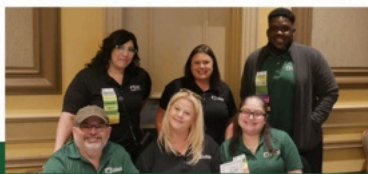
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**Let's connect.**

**Cathy Martin**

*VP, Association Banking  
East Coast Florida*

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## 2025 Calendar of EVENTS

AUG <b>13</b>	<b>Hurricane Preparedness</b> Saint Johns Golf and Country Club (Breakfast)
SEPT <b>4</b>	<b>Valley National Bank</b> <b>Fantasy Football League</b>
SEPT <b>18</b>	<b>Legal Update</b> Ocean Gallery St. Augustine
OCT <b>8</b>	<b>Budget Prep CAM Panel</b> Jax Golf and Country Club
OCT <b>23</b>	<b>2nd Annual Golf Tournament</b>
	<b>Golf Sponsorships Are Open</b>

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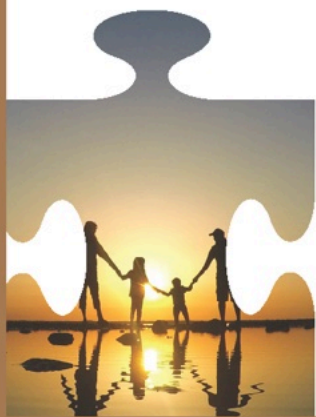
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# The Benefits of Membership

As a CAI member, you'll unlock access to exclusive benefits—resources and services designed to help you and your communities thrive. You'll also be able to enroll in career-enhancing CAI education and connect with nearby CAI members through your local chapter, where you can network and learn with peers and meet potential new clients.

## YOUR MEMBERSHIP BENEFITS INCLUDE:

- Automatic membership in your local CAI chapter
- Members-only, how-to resources at [www.caionline.org](http://www.caionline.org)
- Exchange, CAI's online members-only forum to ask questions, get answers, and share your expertise
- Legislative, regulatory, and media advocacy at national and local levels
- Free subscription to *Common Ground*,<sup>TM</sup> CAI's bimonthly, award-winning magazine
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- Member rates for CAI education courses and certification opportunities
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- Listing on CAI's online Professional Services Directory
- The Directory of Credentialed Professionals, CAI's online database of trusted companies and individuals who have earned industry designations and certifications

# CAI FOR YOU

CAI is the foremost authority in community association management, governance, education, and advocacy for the 380,000 homeowners associations, condominiums, and co-ops in the United States and millions of communities worldwide.

As a member of CAI, you are part of a global network of over 45,000 community managers, management company executives, homeowner leaders, and business partners.

## YOUR CAI MEMBERSHIP = VALUE

### COMMUNITY MANAGERS

Elevate your career and increase your salary with tailor-made education and credentials that give you a competitive edge in the growing community association business.

### MANAGEMENT COMPANY EXECUTIVES

Communities count on you for professional management and guidance. CAI membership helps your company boost credibility and increase exposure to potential clients.

### HOMEOWNER LEADERS

Save time and money with CAI education and resources and lead your community to success!

### BUSINESS PARTNERS

Membership conveys your commitment to the community association industry and the potential for expanding your client base!

### MAKE THE MOST OF YOUR MEMBERSHIP

Visit [www.caionline.org](http://www.caionline.org) regularly for the latest CAI happenings and information.

Log in to the CAI website and your profile to ensure all contact information is current so you don't miss out on CAI news, emails, and other important updates.

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.

## JOIN NOW!



We're Here For You! **Questions?**

Email the Customer Service Center at Visit [cai-info@caionline.org](mailto:cai-info@caionline.org)

or call toll free at (888) 224-4321 (M–F, 9 a.m.–6 p.m. ET).



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