

First Quarter 2026  
Northeast Florida Chapter  
Community Associations Institute

# The Community Connection





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

## A Message from the President



As President of NEFL CAI, I am both honored and excited to serve our chapter and the incredible professionals who make up our community. Our organization thrives because of the dedication, collaboration, and passion each of you brings to the table. This year, my focus is centered on growth, engagement, and impact. I am committed to expanding our chapter by welcoming new members, strengthening relationships, and creating meaningful opportunities for education, networking, and professional development. By continuing to build a strong and connected community, we position ourselves—and those we serve—for long-term success. Equally important is our role in supporting the communities we represent. Whether through education, resources, or service initiatives, NEFL CAI has the opportunity to make a lasting difference. I am passionate about ensuring we remain a trusted partner and advocate for community associations throughout Northeast Florida. As we look ahead, my goal is not only to have a successful year, but to lay the foundation for continued growth and sustainability well into the future. Together, we can elevate our chapter, empower our members, and create a lasting impact that extends beyond today. Thank you for your continued support, involvement, and commitment to excellence. I look forward to all that we will accomplish together. To continued success,  
Alanda Williams  
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# What's new?

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## The Rising Cost of Inaction: How Industry Trends Are Elevating Capital Planning

Much like business leaders, HOA boards manage financial resources and make strategic decisions that both preserve and enhance the community's value. With personal budgets wearing thin, every decision is under greater scrutiny, from increases in dues to the timing of capital projects. While temporarily limiting assessment increases or delaying projects may seem like a low-risk way to support residents in the short term, the potential consequences can be far more significant. As a matter of fact, underfunding reserves or deferred maintenance often signals increased risk to insurance providers and mortgage lenders.

### Industry Trends are Elevating Reserve Planning

Following the Surfside tragedy, the reserve study landscape has rapidly evolved. From legislation to insurance and lending, the impact is far-reaching. The following states, for example, have passed legislation aimed at ensuring structural and resident safety.

1. Florida - Now requires reserve studies for buildings with three or more residential stories. These communities are also required to fund reserves at the level outlined in the reserve study, and older buildings must conduct periodic structural inspections.
2. Maryland - Signed into law in 2022, all condominiums, cooperatives, and certain homeowners associations are required to conduct periodic reserve studies. These associations are also required to fund reserves at the level outlined in the reserve study.
3. New Jersey - Signed into law in 2024, condominiums, cooperatives, and certain homeowners' associations are required to conduct periodic reserve studies. They are also required to fund reserves at the level outlined in the reserve study.
4. Tennessee - Signed into law in 2023, unit owners' associations with \$10,000 or more in common assets are required to conduct periodic reserve studies. The law intends to inform the board of how much should be set aside in reserves to avoid future assessments. There are currently no statutory funding requirements.

### Insurance Trends

Underwriting standards have evolved over the past several years as insurance providers mitigate risks associated with aging infrastructure. What was once a simple verification process is now a thorough review of structural conditions, maintenance history, and financial preparedness. Communities that are unable to demonstrate proactive planning risk greater premium increases, reduced coverage, or difficulty securing a renewal.

Key insurance trends that communities experience include:

1. More Detailed Inspection Requirements - Rather than simply accepting that a reserve study exists, insurers regularly review recommended project timelines and whether structural projects have been completed. Any indication that a structural project is overdue, such as a roof replacement, inherently increases the carrier's risk and likelihood of a future claim.
2. Condition-Based Premiums - Historically, premiums were primarily reflective of the age of a property, building materials used, number of stories, and location. Today, maintenance history, known deferred projects, and the adequacy of reserve funds, which increase the carrier's risk, are often reflected in premiums.

3. Stricter Underwriting Terms – Increased risk is often associated with the terms of renewal. Associations that deviate from reserve funding or have a recent history of deferred maintenance are at greater risk of lower coverage limits, higher deductibles, risk-based exclusions, and, in the worst cases, denial of coverage.

#### Mortgage Trends

Shortly after the Surfside collapse, Fannie Mae and Freddie Mac released new guidelines for securing loans backed by government-sponsored enterprises. Meant to safeguard against safety and structural concerns, the new guidelines place greater emphasis on proper reserve funding, proactive maintenance, and periodic building inspections.

With roughly 70% of conventional loans backed by Fannie Mae or Freddie Mac, the market is highly dependent on traditional lending. When a loan is denied for a condo real estate transaction, the association is at risk of landing on a ‘do not lend’ list – meaning no buyers will qualify for a government-backed conventional loan until the association sufficiently addresses any issues at hand.

Key mortgage trends that communities experience include:

1. Stricter Reserve Requirements – Lenders often require a recent reserve study and evidence or confirmation of proper reserve funding, which is outlined in the reserve study.
2. Increased Documentation Requests – It is not uncommon to have to provide detailed maintenance and capital project records, and inspection reports as part of the loan approval process. Lenders often review reserve studies to assess the extent of structural deterioration and potential water infiltration. If project timelines deviate from the study, supporting documents that validate the board’s decision may be warranted to continue the loan review process.
3. Impact on Buyer Eligibility – As lenders are hesitant to approve mortgages for condominiums that are deemed high risk, the pool of potential buyers shrinks, impacting residents’ ability to close on the sale of their home and potentially impacting property values.

#### Addressing Insurance and Loan Eligibility Issues

It is becoming increasingly common for boards to address insurance and mortgage lender concerns. While, for good reason, the reality is that, oftentimes, management and the board can lean on their reserve study provider to clarify concerns about reserve funding and deferred maintenance.

In a recent case involving a Midwest-based condo association, the board was unable to complete a brick masonry repair project in 2025, the year in which their reserve study recommended it. Due to weather constraints, the project was scheduled for 2026 instead. A mortgage application was denied due to deferred maintenance. Upon validating the board’s decision and confirming that there were no safety or structural concerns, the lender resumed the mortgage approval process.

#### Best Practices to Mitigate Risk

As industry expectations continue to rise, boards can position their communities for greater financial stability and resilience against external risks.

1. **Prioritize Structural and Safety-Related Projects – Addressing high-risk projects, such as roofs, waterproofing systems, or structural concrete, demonstrates responsible stewardship and mitigates the risk of insurance and loan eligibility concerns.**
2. **Maintain Adequate Reserve Funding and Keep Your Reserve Study Current – Proper funding reduces the risk of future deferred maintenance and signals financial preparedness. Associations should update their reserve studies at least every 3 years, or sooner if funding levels change significantly or if major projects are deferred or completed.**
3. **Leverage Your Reserve Study Partner for Clarity and Documentation – When questions arise, oftentimes, your provider can discuss insurance and mortgage-related concerns and provide documentation to assist with renewal and loan processing – keeping the community’s insurance renewals and real estate transactions on track. Insurance and lending trends will continue to evolve, driving the industry toward a more resilient future. An increased focus on structural integrity and reserves supports a more proactive approach to addressing building deterioration when issues are minor, rather than waiting until they become more complex and more costly to address. Lastly, communities that take a disciplined approach to capital planning will be best positioned to maintain coverage at the most affordable rates, mitigate risks of loan eligibility, and support home values.**

Matt Kuisle, PE, RS is the Southeast Regional Executive Director at Reserve Advisors. Matt can be reached at [matt@reserveadvisors.com](mailto:matt@reserveadvisors.com).



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KW Property Management  
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First Service Residential  
**Director**



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**Chapter Executive Director**

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## Why Do I Need an HOA?

By Myla Moon, CMCA, AMS, PCAM

What is an HOA (Homeowner's Association)? Easily defined an Association or HOA is a not-for-profit organization created by the land developer. It is the smallest form of government in America comprised of an elected Board of volunteers by its owner members, who work towards the common goals of preserving property values and maintaining the community's master planned designed enforcing the governing documents, which benefits it's owners members and contributes to the overall community spirit.

Through the power of the State, developers can create an Association to help fund the maintenance needs of the common areas in a community and sustain the original vision and master plan of the Developer. The developer as the creator of the Association becomes the Declarant and must provide community specific documents, such as the Declaration of Covenants, Conditions and Restrictions (DCCRs), The Articles of Corporation or Certificate of Formation (is like the birth certificate) and The Bylaws which are recorded by the by the county the planned community is located. Collectively, these recorded instruments are called the governing documents. Thereafter, the Board is empowered to create policies and procedures through the governing documents to adopt informal or supplemental rules. As a Homeowner, what do all these rules and regulations do for me? It is a great question that is answered by that establishing an HOA the idea of preserving and maintaining the community becomes a reality. Once a person buys into a community with an HOA, they are automatically a member of the Association and are agreeing to same common standards in the governing documents as all the other members of the Association If an HOA was not present in a community it could decrease the value of a home because there is no common standard set on home owners should keep up with their landscaping. Without deed restriction standards, there is no commitment to preserve the homes in like new condition or perform routine lawn maintenance. Neglecting the maintenance of the home will eventually drive down home values, in addition to simply making the neighborhood unattractive.

A homeowner's association while on paper looks like an expense, it is so much more. From a practical standpoint it allows residents to keep value and the investment of their home higher than it would be without the help of a HOA by maintaining the standards of the community from elements and architecture. In a legality standpoint it creates a sense of protection because the homeowner's association helps to govern and establish order in the community. Lastly, it creates a sense of home for residents by nourishing a sense of home by creating a way of life for its residents to live. This is accomplished through its lifestyle services and amenities that are provided for and maintained by its community.



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As an Association Member you have a voice in your community and you can request to see the budget and know where your money is going, but you can also speak up and voice changes you would like to see or support elements you like. Often there are opportunities to volunteer to enhance your community by serving on a committee or run for the Board of Directors. So, what is an HOA? An HOA is an association that seeks to preserve property values, maintain community assets, and enhance the overall community resulting in a higher quality of life for the community you call home.

The Association is funded by the Owners paying an assessment fee. Whether it is collected annually, each quarter, monthly, the Assessment Funds are used by the Board of Directors to keep up the value of the community by maintaining elements such as parks, pools, landscaping, or any valuable assets or amenities. The amenities that are found in the community can be used by residents to enjoy, which go beyond their personal property. These amenities are added features that enhance the lifestyle of its residents, such as a tennis court which allow residents to play tennis or go to a club house that provides regular bingo games. These activities are one element of lifestyle that play a valuable side to a community, but the HOA can do so much more with lifestyle. For example, it can host grand events such as a magical father-daughter dance or it could be a place for the avid baker to share his/her talents by being part of a baking club.

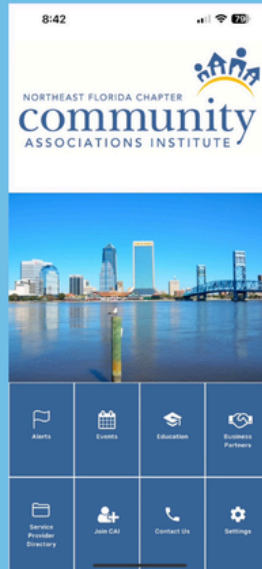
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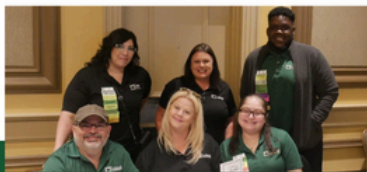
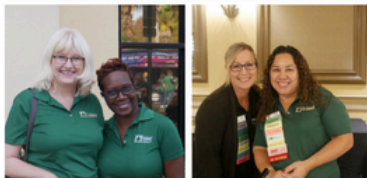
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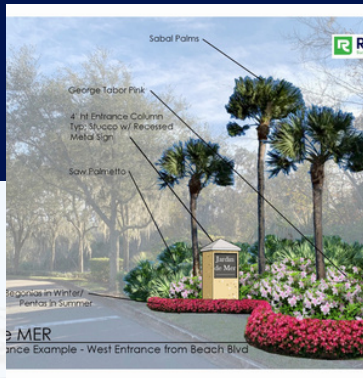
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