

## **The Fiduciary responsibilities of board members.**

### **How your Fiduciary duties affect your decisions as a Board member.**

Every decision made by a board member that affects the association must follow all applicable bylaws, covenants and restrictions, and state laws that affect Homeowner associations.

***Noncompliance with state statutes may result in board members personal liability and criminal prosecution.***

#### **Example**

##### **Radburn act**

***Failure to comply*** with regulations is considered a *willful violation and a breach of Fiduciary duties* and may, in certain circumstances, result in an election being invalidated with potential fines for which the board members might not be covered under standard directors' coverage.

### **Attorney obligation regarding compliance with State law.**

*Your board attorney must advise you when you are not in compliance with election requirements and the potential exposure as a board member to civil and criminal penalties.*





# Get to Know CAI's New Jersey Legislative Action Committee

## About Us

The New Jersey Legislative Action Committee (NJ LAC) is CAI's official voice with legislators and regulators in New Jersey. Our mission is to advance, defend, protect, and strengthen public policy for the community association (homeowners associations, condominiums, and cooperatives) housing model.

- The NJ LAC is CAI's statewide advocacy organization and is the only group in the state authorized by CAI Headquarters and our CAI chapters in New Jersey.
- The committee represents 7,500+ community associations and approximately 1,480,000 homeowners in New Jersey and is governed by a diverse group of delegates representing all CAI membership categories.
- We monitor state legislation relevant to the industry, educate lawmakers, and protect the interests of those living and working in community associations across New Jersey.

## Our Promise to CAI Members and the Industry

The NJ LAC reviews key legislation with the potential to impact community associations, determines a position, and advocates in the legislature on behalf of the community association housing model.

### Transparency & Communication

Regularly engage and update members and advocates on all LAC activities to strengthen the industry's voice.

### Legislator & Member Education

Provide timely updates on proposed legislation and proactively educate policymakers on issues impacting community associations.

### Member Input

All members including homeowners, managers and management companies and industry partners have opportunities to weigh in on legislative matters.

### Legislative Priorities

Developed annually with industry leaders, lobbying team, member feedback and implemented by our lobbyist team.

### Industry Leadership

Serve as CAI's lead points of contact for legislators, staff persons, and media outlets on industry legislative issues.

## LAC Fundraising

To fulfill its mission, the NJ LAC needs a strong financial foundation. Every contribution counts! Support from each member category is critical.

Learn More & Donate Today by Selecting "New Jersey":



## Get Involved & Stay Connected

We are recruiting volunteer advocates to amplify CAI's voice through grassroots, communications, and fundraising efforts and we need committed industry leaders!

Learn More & Sign Up:



**If you have any questions or want to become an advocate, please contact CAI's Government & Public Affairs at [government@caionline.org](mailto:government@caionline.org).**



**As of September 24, 2025**

Silver Ridge Park West	Start Date	End Date	Total LBS
	9/1/24	8/31/25	1005
	9/5/25	9/4/26	107
			1112

Silver Ridge Park Westerly	Start Date	End Date	Total LBS
	8/17/23	2/17/24	572
	3/20/24	3/19/25	1010.93
	3/24/25	3/23/26	671.9
			2254.83

Silver Ridge Park East	Start Date	End Date	Total LBS
	7/10/23	1/10/24	500
	1/11/24	1/10/25	1000.42
	3/25/25	3/24/26	636.67
			2137.09

Silver Ridge North	Start Date	End Date	Total LBS
	5/1/24	4/30/25	1008
	5/16/25	5/15/26	352
			1360

Holiday City West	NO ACCOUNT EXISTS		
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Holiday City Carefree	Start Date	End Date	Total LBS
	5/22/23	11/22/23	503
	11/30/23	11/29/24	717
			1220

Holiday city Berkeley	Start Date	End Date	Total LBS
	10/1/24	9/30/25	1054
			1054

Holiday Heights	Start Date	End Date	Total LBS
	11/15/24	11/14/25	848.4
			848.4

Holiday City South	Start Date	End Date	Total LBS
	2/1/23	8/1/23	508
	8/1/23	2/1/24	501
	2/1/24	1/31/25	1013
	2/7/25	2/6/26	1254
			3276

Grand Total			12208.32
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