



## A Time to Look Back Forward



*By David Podein, Esq.*

Technology, no doubt, has made a significant impact in the community association arena the last five years. In my role as outside general counsel to condominium and homeowners associations, technology has been a dominant theme in the majority of new projects and contract negotiations, and this trend is going to accelerate.

Artificial intelligence via advanced software will play a large role in community association life and management in the not too distant future: budget predictions; facial recognition for authorized guests and residents and advanced security predictions; continuous monitoring and advanced repair predictions for mechanical, electrical, and plumbing systems; “Siri” or “Alexa” type digital management assistants to answer residents routine questions about the building and association operations—and so much more!

*David T. Podein is a partner at the law firm of Haber Slade and concentrates his practice in the areas of real estate, financing/secured transactions, community association law, and construction law. David can be reached at [dpodein@dhaberlaw.com](mailto:dpodein@dhaberlaw.com).*