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## 2025 Is a Great Year to Serve on the Board of Directors

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### Current Digital Issue

# 2025 Is a Great Year to Serve on the Board of Directors

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*Editor's Note: The role of board member is essential to community association living. The role can be satisfying when the community is thriving and residents are mostly content. But serving on the board is a serious responsibility, and there are many areas with which to be occupied. With that in mind, a variety of professionals have provided sound counsel in their areas of expertise to assist board members in carrying out their responsibilities well. Thank you for your service to your community in 2025, board members!*

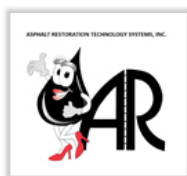
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### Make A Difference and Improve Your Community By Connie Lorenz

Welcome to the board! Trust me when I tell you in advance, this isn't going to be what you thought you signed up for! Less than two percent of the community takes care of 100 percent of the problems while the remaining 98 percent complain about them. But that's ok because that is exactly why you wanted to become a board member—to make a difference and better your community! What better way to start improving your community than by making sure your roadways and parking lots are safe for all your residents as well as visitors! Are you uncertain where to start? Reach out to us here at Asphalt Restoration Technology Systems for your free, no-obligation property evaluation! Wherever the road takes you, Asphalt Restoration Technology Systems will be there!

to effectively manage their responsibilities.

### Welcome to the Board!

While the road ahead may be challenging, the work you put in promises great results for your community and your investment. With the right approach and dedication, your efforts can make a lasting positive impact.

*Anastasia Kolodzik is president of Expert Reserve Services. For more information, visit [expertreserveservices.com](http://expertreserveservices.com) or call 866-480-8236.*



### Ensuring Your Community's Records Are Complete *By Justin Smith*

Congratulations! You are now a member of your condominium association's board of directors, but what comes next? Outside of complying with board certification requirements and overseeing the general operations and maintenance of the community, one of the core duties of an association is the maintenance of required official records. When someone leaves the board or is not re-elected, the outgoing board member is required to turn over all association records in his or her possession within five days following the election. As a new member of the board, you should ensure that all steps reasonably necessary to obtain records from prior board members are taken. Recent changes to Section 718.111(12)(b), Florida Statutes, impose an obligation that associations maintain their records in an organized manner to facilitate unit owner records inspections and undertake reasonable efforts to recover any records that are lost, destroyed, or unavailable. Ensuring that former board members turn over all records in their possession is the first step toward ensuring the association's records are complete and can be maintained in an organized manner. If you run into any challenges obtaining records from prior board members, you should consult with counsel regarding documenting efforts to obtain the records and any remedies available to the condominium association.

*Justin Smith is a senior associate at Haber Law. For more information, visit [www.haber.law](http://www.haber.law) or call 305-379-2400.*



### How Community Associations Can Choose The Right Internet Provider

*By Marcy Kravit, CMCA, AMS, PCAM, CFCAM, CSM*

Choosing the right internet provider is essential for community associations to ensure reliable connectivity, resident satisfaction, and seamless management. Here are some key strategies to help board members make informed decisions.

**Reviewing existing contracts**—Begin evaluating current agreements for services at least two years before they expire to allow ample time for research and ensure a smooth transition, if needed.

**Assess service offerings**—Look for providers with high-speed, symmetrical capabilities and those that offer a community channel to boost engagement.

**Understand financial terms**—Look for clear pricing structures, avoid hidden fees, and explore incentives for switching providers.

**Evaluate technical expertise**—Research potential providers' technical capabilities and verify whether technicians are direct employees or subcontractors.

**Dedicated support**—Consider providers that offer a dedicated account manager to address community-specific needs and clear service level agreements (SLAs).