

# CONDOMINIUM/TOWNHOME OUTREACH SEMINAR “DEVELOPER TURNOVERS—THE CLOCK IS TICKING”

## **LEGAL PERSPECTIVE: PREVENT LIABILITY & LITIGATION**

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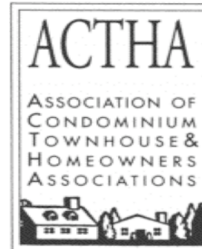
**DAVID BENDOFF**  
ATTORNEY AT LAW

## **MANAGEMENT PERSPECTIVE: START-UP PROTOCOLS TO AVOID MISTAKES**

**ANGELA FALZONE**—PROPERTY CONSULTANT, ASSOCIATION ADVOCATES INC.

### ***In Conjunction With:***

*For over 20 years, ACTHA has been an invaluable educational resource to help community associations run more efficiently and smoothly.*



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## **DEVELOPER TURNOVERS: HOW TO START-UP THE ASSOCIATION, PREVENT BOARD MEMBER LIABILITY AND AVOID COSTLY MISTAKES**

*An Invaluable Seminar for Pre-Turnover Homeowners, Post-Turnover Board Members and REALTORS®*

**DATE & TIME: TUESDAY, SEPTEMBER 26<sup>TH</sup> FROM 7:00-9:00 P.M.**

**LOCATION: TAVERN CLUB, 333 N. MICHIGAN AVE., CHICAGO**

*If you are a residential REALTOR®, a new Homeowner and/or Board Member* of a condominium, townhome or homeowners' association that has been or will be turned over from the developer to the owner-controlled board, *you need to clearly understand the laws as set forth in the Illinois Condominium Property Act* and other statutes, and their application to the management and operation of your community association. Ensuring that the developer and new board has met their fiduciary obligations—especially within the first year—is crucial to protecting the Board, Association, Homeowners and, ultimately, the value of each unit upon resale.

This Seminar covers *important legal & start-up association topics every REALTOR®, Homeowner and Board Member should know* such as: Legal Timeframes & Tips to Protect the Association (even years later), Turnover Meeting Procedures, Developer's Obligations, Start-Up Association Protocols, Professional vs. Self-Management, Board's Roles & Responsibilities, Budgets, and more. Class participation is encouraged, so bring your legal questions and learn how to protect your investment with a goal of avoiding litigation.

**The seminar is FREE and is a must for start-up boards and/or owners considering a board position.** Easily accessible by public transportation or parking can be obtained at 111 E. Wacker (just east of Michigan Ave.) Walk-ins are welcome, but RSVPs are recommended as handouts will be provided and space is limited. **To RSVP or for more info, call Gael Mennecke at ACTHA 312-987-1906 or sign-up at [www.ACTHA.org](http://www.ACTHA.org).**

### ***About the instructors:***



**David Bendoff & John Bickley** are practicing attorneys, noted authors and principals with the law firm of **Kovitz Shifrin Nesbit**, concentrating in association law and developer turnover disputes. [www.ksnlaw.com](http://www.ksnlaw.com)  
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**Angela Falzone** is a 30-year property management veteran. **Association Advocates Inc.** specializes in board & self-management training, start-up association protocols, developer turnovers & management searches helping homeowners protect their investment. 773-348-0742  
[www.AssociationAdvocatesInc.com](http://www.AssociationAdvocatesInc.com)



