

STRUCTURAL INTEGRITY AND RESERVES STUDY (SB 740) WORK GROUP

MINUTES OF MEETING

The Structural Integrity and Reserves Study Work Group met on August 5, 2022 at the Department of Professional and Occupational Regulation (DPOR), 9960 Mayland Drive, 2nd Floor, Board Room 2, Richmond, Virginia 23233.

The following members were present:

Lucia Anna (Pia) Trigiani, Chair
Walter Alcorn
Jon Bach
John Bailey
Michelle Baldry
Erin Barton
Gary Beveridge
Jeffrey Brown
Steven Brumfield
Ron Clements
Walter Diercks
Mark Dix

Lee Frame
Heather Gillespie
Kimberly Kacani
Rafael Martinez
Theresa Melson
Edward O'Connell
John Olivieri
Phoebe Rolen
Anne Sheehan
Chris Stone
Lynette Wuensch

Work Group members Colin Horner and Phoebe Neseth were not present at the meeting.

DPOR staff present for all or part of the meeting included:

Demetrios J. Melis, Director
Trisha L. Lindsey, Executive Director, Common Interest Community Board
Joseph C. Haughwout, Jr., CIC Board and Regulatory Administrator
Jennifer Sayegh, Policy and Legislative Affairs Manager
Raven Custer, Administrative Coordinator

Mel Jones, Keith Waters and Nikki Johnson, on behalf of George Mason University, were present as meeting facilitators.

Ms. Trigiani, Chair, called the meeting to order at 10:11 a.m.

Call to Order

Ms. Lindsey advised the Work Group of the emergency evacuation procedures.

**Emergency
Evacuation
Procedures**

Structural Integrity and Reserves Study (SB 740) Work Group
August 5, 2022

Ms. Trigiani advised to move the public comment period until after introduction of work group. Mr. Beveridge moved to approve the agenda as amended. Ms. Melson seconded the motion, which was unanimously approved by Alcorn, Bach, Bailey, Baldry, Barton, Beveridge, Brown, Brumfield, Clements, Diercks, Dix, Frame, Gillespie, Kacani, Martinez, Melson, O'Connell, Olivieri, Sheehan, Stone, and Wuensch.

Approval of Agenda

Ms. Trigiani welcomed the Structural Integrity and Reserves Study Work Group to their first meeting and thanked everyone for participating.

Welcome

Ms. Rolan arrived to the Work Group meeting at 10:23 a.m.

Arrival of Work Group Member

Ms. Trigiani introduced to the Work Group DPOR Director, Demetrios "Mitch" Melis.

Introduction of Work Group

Members of the Work Group, Board staff, and George Mason University Facilitators introduced themselves.

There were no members of the public present who wished to address the Work Group.

Public Comment Period

Ms. Lindsey and Ms. Trigiani provided an overview of the scope for the Work Group.

Discussion

Ms. Johnson shared a presentation of the overview of the scope of the committee and George Mason University's (GMU) participation in the Work Group.

Ms. Dawn Bauman, Senior Vice President, Government & Public Affairs of the Community Associations Institute (CAI), shared a presentation about CAI's response and public policy recommendations following the partial collapse of the Champlain Towers South in South Florida in 2021.

The Work Group was provided with (i) a letter from the Honorable Scott A. Surovell, patron of SB 740; (ii) current versions of applicable common interest community laws and regulations-; (iii) provisions of the Uniform State Building Code; (iv) CIC Board guidelines for development reserve studies for capital components; (v) various CAI publications related to condominium and condominium safety; (vi) Florida SB 4-D; and additional news and journal articles in relation to Champlain Towers.

Resources and Information

The Board recessed from 12:13 p.m. to 12:47 p.m.

Recess


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August 5, 2022

The Work Group went into breakout sessions lead by Mel Jones, Keith Waters, and Nikki Johnson from GMU.

Breakout Sessions

There being no further business, the meeting adjourned at 2:01 p.m.

Adjourn



Lucia Anna Trigiani, Chair



Demetrios J. Melis, Secretary