



## Join Us as We Celebrate 20 Years!

A 20th anniversary is one of the biggest milestones any event can reach, and the 2009 Annual Conference & Expo has hit it! We will be celebrating the event's 20th anniversary on October 24, 2009 at this year's new location, Four Points by Sheraton in Norwood, Mass. One of the big challenges was to bring our Annual Conference & Expo to a new location that would accommodate the hundreds of attendees and allow members quick and easy access to the show. In addition, the floor plan is larger than we have ever had and we added more consulting booths to the show floor.

It has been a quite an exciting year for us on the Conference & Expo Committee. The committee, along with the Program Advisory Council, has really put together a fresh new show for the 20th year. This year is guaranteed to help your community work on the hot topics that we are all dealing with in this uncertain economy.

This year, we have four classes running throughout the day. The morning sessions are: "Understanding the Maintenance Needs of your Community" and "Getting the Most of Your Management Dollar." In the afternoon, after lunch, we have: "Noise, Smoking and Odors, Oh My!" and by popular demand, "Collection Foreclosure and Fannie Mae Guidelines."

This year, there also will be a "Condo Board Member Boot Camp," which is a full-day workshop for homeowners who are assuming a leadership role in their communities.

At this time I want to thank a few hard working and dedicated members of the Expo Committee. Many thanks to the committee members Andy Costa, Mark Einhorn, Seth Emmer, Howard Himmel, Steve Hornsby, Nicole Salisbury and Charlotte Scuderi. I also want to thank the CAI-NE staff, who have come up with so many great ideas and implemented them this year to make our show a great experience for all who attend: Tanya Pearson, Natalie Springsteen, Judi Nickels and Chapter Executive Director, Claudette Carini. Also, thanks to this year's co-corporate sponsors, The Law offices of Goodman, Shapiro, & Lombardi L.L.C. and The Dartmouth Group Inc., AMO®, AAMC®.

To celebrate the 20th anniversary, we are offering special incentives for pre-registration. Contact the CAI-NE office for further information, or visit us online at [www.caine.org](http://www.caine.org).

I look forward to seeing you at this year's celebration of 20 years as the Recognized Voice for New England Condominiums.

Beth Tramontozzi

### Schedule at a Glance\*

**8:00 a.m. – 1:30 p.m.**

Exhibit Hall Vendor Displays and Demonstrations

**8:00 a.m. – 9:00 a.m. • Tiffany Ballroom**

Exhibit Hall Continental Breakfast

**8:30 a.m. – 4:00 p.m. • Room 107**

Condo Board Member Boot Camp

**Advance Registration & Fee Required**

**8:30 a.m. – 11:00 a.m.**

• **Exhibit Hall Booths A/B/C/D/E/F**

One-on-One Professional Advice –  
Legal & Property Management

**9:00 a.m. – 10:30 a.m. • Essex/Lenox Ballroom**

Getting the Most of Your Management Dollars

**9:00 a.m. – 10:30 a.m. • Room 102**

Understanding the Maintenance  
Needs of Your Community

**11:00 a.m. – 1:30 p.m.**

• **Exhibit Hall Booths A/B/C/D/E/F**

One-on-One Professional Advice – Legal & Financial

**11:30 a.m. – 12:30 p.m. • Tiffany Ballroom**

Lunch with the Exhibitors

**1:00 p.m. – 2:30 p.m. • Essex/Lenox Ballroom**

Noise, Smoking & Odors, Oh My!

**1:00 p.m. – 2:30 p.m. • Room 102**

Massachusetts Collections,  
Foreclosures & Fannie Mae Guidelines

**1:00 p.m. – 2:30 p.m. • Room 105**

Rhode Island Collections,  
Foreclosures & Fannie Mae Guidelines

*Unless otherwise noted, all programs are open and free to all attendees, and do not require advance reservations or registration fees. Please note that free seminar seating is limited, so attendees are encouraged to arrive early for best seating. For registration, see page 42.*

**Please refer to the floor plan on page 34 for meeting room locations.**

*\*Programs and speakers are subject to change.*

### Exhibit Hall Vendor Displays and Demonstrations 8:00 a.m.–1:30 p.m.

*Free and open to all registered attendees.*

Solutions to everyday association problems and issues will be showcased in the exhibit hall. A record number of exhibitors from a wide variety of industries will be represented, offering products and services from maintenance to management.

This one-stop marketplace will feature hands-on product demonstrations, and an opportunity to discuss how your association can benefit from these products and services.

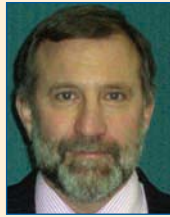
Come meet and discuss your association issues with professionals and business partners on hand from the following industries:

- Accountants
- Architects/Engineers
- Attorneys
- Bathrooms/Tubs
- Carpentry
- Cleaning Products/Services
- Collection Agency
- Construction/Construction Management
- Consulting
- Coupon/Billing
- Disaster Restoration
- Doors/Entrances
- Duct/Dryer Vent Cleaning
- Electrical Contractors
- Financial Services
- Fire Protection
- Fuel/Energy Products
- General Contracting
- Gutters
- Heating & Cooling
- Insurance/Agents & Carriers
- Insurance/Public Adjusters
- Landscaping
- Laundry Services/Equipment
- Maintenance/Exterior & Interior
- Management Companies
- Painting Contractors
- Paving/Sealcoating
- Pest Management
- Plumbing
- Reserve Studies
- Roofing Contractors
- Roofing Materials
- Siding
- Snow Removal
- Telecommunications
- Towing Services
- Trash Removal & Recycling
- Water & Weatherproofing/Masonry
- Water/Sewer/Septic Maintenance
- Window Replacement

## Session Speakers



**Richard Brooks, Esq.**  
Marcus, Errico,  
Emmer & Brooks P.C.



**Seth Emmer, Esq.**  
Marcus, Errico,  
Emmer & Brooks P.C.



**Tony Chiarelli**  
RMX Northeast Inc.



**Matt Ksionzyk**  
Reserve Advisors



**Frank Lombardi, Esq.**  
Goodman, Shapiro  
& Lombardi L.L.C.



**Robert McBride, CMCA,  
AMS, PCAM**  
The Dartmouth Group Inc.



**Daniel Polvere, Esq.**  
McCullough, Stievater & Polvere



**Ellen Shapiro, Esq.**  
Goodman & Shapiro  
& Lombardi L.L.C.



**Sondi Stanton, CPA**  
Stanton & Co., CPA's



**Scott Wolf, CMCA, AMS, PCAM**  
Greater Boston  
Properties Inc., AAMC

*Programs and speakers subject to change.*

## Schedule of Events

### SESSIONS

8:00 a.m. – 1:30 p.m. • Exhibit Hall

#### Vendor Displays and Demonstrations

*Free and open to all registered attendees*

Meet and greet a wide variety of product and service providers in this association marketplace, where cutting-edge solutions for current and future needs will be on display.

8:00 a.m. – 9:00 a.m. • Tiffany Ballroom

#### Exhibit Hall Continental Breakfast

*Free and open to all registered attendees.*

8:30 a.m. – 4:00 p.m. • Room 107

#### Board Member Boot Camp

*Advance Registration and Fee Required*

#### SPEAKERS

- **Matt Ksionzyk**, Reserve Advisors
- **Rebekah Pinkerton**,  
Farrell Backlund Insurance Agency, LLC
- **Daniel Polvere, Esq.**, McCullough, Stievater & Polvere LLP
- **Ellen Shapiro, Esq.**,  
Goodman, Shapiro & Lombardi L.L.C.
- **Sondi Stanton, CPA**, Stanton & Co., CPA's
- **Scott Wolf, CMCA, AMS, PCAM**,  
Greater Boston Properties Inc., AAMC

8:30 a.m. – 11:00 a.m. • Exhibit Hall

#### One-on-One Professional Advice – Legal & Property Management

*Free and open to all registered attendees.*

Take advantage of the opportunity to ask a condominium attorney or property management consultant your specific questions – for free!

The following professionals will be available:

- Booth A:** Marcus, Errico, Emmer & Brooks P.C.
- Booth B:** McCullough, Stievater & Polvere LLP
- Booth C:** Perkins & Anctil P.C.
- Booth D:** Goldman & Pease LLC
- Booth E:** Burns & Levinson LLP
- Booth F:** Community Solutions

9:00 a.m. – 10:30 a.m. • Room 102

#### Understanding the Maintenance Needs of Your Community

*Free and open to all registered attendees.*

#### SPEAKERS

- **Tony Chiarelli**, RMX Northeast Inc.

9:00 a.m. – 10:30 a.m. • Essex/Lenox Ballroom

#### Getting the Most out of Your Management Dollars

*Free and open to all registered attendees.*

#### SPEAKERS

- **Robert McBride, CMCA, AMS, PCAM**,  
Dartmouth Group, Inc. AMO®, AAMC®

## SESSIONS

11:00 a.m. – 1:30 p.m. • Exhibit Hall

**One-on-One Professional Advice –  
Legal & Financial**

*Free and open to all registered attendees.*

Take advantage of the opportunity to ask a condominium attorney or accountant your specific questions — for free!

The following professionals will be available:

**Booth A:** Downing and Flynn

**Booth B:** McCollough, Stievater & Polvere LLP

**Booth C:** Perkins & Antcil P.C.

**Booth D:** Goodman, Shapiro & Lombardi L.L.C.

**Booth E:** Burns & Levinson LLP

**Booth F:** Stanton & Co., CPA's

11:30 a.m. – 12:30 p.m. • Tiffany Ballroom

**Lunch with the Exhibitors**

*Free and open to all registered attendees.*

1:00 p.m. – 2:30 p.m. • Essex/Lenox Ballroom

**Noise, Smoking, & Odors, Oh My!**

*Free and open to all registered attendees.*

**SPEAKER**

• **Seth Emmer, Esq.,**

Marcus, Errico, Emmer & Brooks, P.C.

1:00 a.m. – 2:30 a.m. • Room 102

**Massachusetts Collections,  
Foreclosures & Fannie Mae Guidelines**

*Free and open to all registered attendees.*

**SPEAKERS**

• **Richard Brooks, Esq.,** Marcus, Errico, Emmer & Brooks, P.C.

1:00 p.m. – 2:30 p.m. • Room 105

**Rhode Island Collections, Foreclosures  
& Fannie Mae Guidelines**

*Free and open to all registered attendees.*

**SPEAKER**

• **Frank Lombardi, Esq.,** Goodman, Shapiro & Lombardi L.L.C.

## Special Thanks to Our Chapter Partners and Conference Sponsors\*

### CHAPTER PARTNERS

#### Diamond

- Community Association Banc
- Marcus, Errico, Emmer & Brooks, P.C.
- SPS Inc.

#### Platinum

- Perkins & Antcil, P.C.
- *Condo Media* Magazine

#### Gold

- Alpha Weatherproofing
- Prime Touch Services
- ProCare Inc.
- Rockland Trust
- Swerling Milton Winnick Public Insurance Adjusters Inc.
- Thayer & Associates Inc., AMO®
- Union Bank

#### Silver

- BELFOR Property Restoration
- Crowninshield Management Corporation, AMO®

- Goodman, Shapiro & Lombardi L.L.C.
- McCullough, Stievater & Polvere LLP

#### Bronze

- Alltech Building Systems Inc.
- American Properties Team Inc.
- Goldman & Pease LLC
- Kidd-Luuko Corporation

### CONFERENCE SPONSORS

#### Registration Sponsor

- Distinctive Janitorial Services, Inc.

#### Program Sponsor

- American Properties Team Inc.
- Costa Property Management
- Ellis Fire Suppression Inc.
- ERA Andrew Realty
- The Lorell Management Corporation
- Union Bank

### Corporate Event Co-Sponsors

- Goodman, Shapiro & Lombardi L.L.C.
- The Dartmouth Group Inc., AMO®, AAMC®

**Goodman, Shapiro & Lombardi, LLC**



#### Food & Beverage Sponsor

- SPS Inc.
- Thayer & Associates Inc. AMO®
- W.T. Phelan & Co. Insurance Agency Inc.

- Yankee Pest Control

#### Tote Bag Sponsor

- Brookline Bank

*\*As of August 27, 2009*