



**COMMON
INTEREST
ADVISORS, LLC**

FILED

JUN 11 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

VIA EMAIL

June 11, 2024

Maria Gallo
Commission Coordinator
Nevada Real Estate Division
mgallo@red.nv.gov

Maria:

Below is my public comment for today's CCICCH Meeting that I am providing for the Commission's review and, if possible, for entry into the record.

Good morning distinguished members of the Commission:

My name is Michael Novak, Co-Founder and Co-Managing Director for Common Interest Advisors, LLC. Today, I address you with a deep sense of concern regarding recent developments involving a nationally traded international management company that holds significant influence within our state.

Our meticulous forensic investigation onsite all last week has uncovered troubling revelations about this company's violations of loan covenants and laws in Illinois. These findings raise serious questions about its conduct and practices right here in our own jurisdiction.

As stewards of this Commission, entrusted with the well-being and protection of homeowners and community associations across our state, I implore you to give immediate attention and take decisive action in response to these violations.

First and foremost, it is imperative that a thorough investigation is conducted into the extent of the company's transgressions within the state of Nevada. We cannot afford to overlook any potential violations of laws or regulations designed to safeguard the rights and interests of our citizens.

Furthermore, swift and decisive enforcement actions must be taken if your investigation uncovers evidence of misconduct. This may involve imposing fines, penalties, or sanctions against the company to ensure accountability for its actions.

Equally crucial is the need for transparency and communication with regulatory counterparts in Illinois, where these violations originated. Collaboration with other regulatory authorities is essential to address this issue comprehensively and ensure that appropriate measures are taken. Unfortunately, the chairperson of the Illinois Community Association Manager Licensing and Disciplinary Board is part of management senior leadership in Illinois.

Moreover, it is paramount that the public is kept informed about these developments. Homeowners and community associations have a right to know if the management company they trust with their properties has engaged in unlawful behavior. Clear and accessible information must be provided through public announcements, press releases, and updates on official platforms.

Additionally, it is essential to conduct a thorough review and strengthening of your own regulatory framework and oversight processes to prevent similar incidents from occurring in the future. This may involve implementing stricter monitoring measures and enhancing cooperation with law enforcement agencies to ensure compliance with the law.

Lastly, every effort must be made to mitigate any harm caused to homeowners or community associations as a result of the management company's violations. Whether through providing guidance on legal recourse or facilitating dispute resolution mechanisms, their interests must be prioritized.

In conclusion, the gravity of this management company's misconduct cannot be overstated. As custodians of our state regulatory authority, you bear the responsibility to take decisive action to protect the rights and interests of our citizens. Thank you for your attention to this matter.

Respectfully submitted,

Michael

Michael J. Novak, CPA, CMA, CFA
Co-Founder and Co-Managing Partner
Common Interest Advisors, LLC
Nevada • Illinois • Florida



Pronouns: he / him