

Greenbaum Partner Caroline Record to be Honored With 2026 Excellence in Education Award from the Community Associations Institute

June 3, 2026

Greenbaum, Rowe, Smith & Davis is proud to announce that our partner **Caroline Record** will be honored with an Excellence in Education Award by the national Community Associations Institute (CAI) at the 2026 CAI Annual Conference & Exposition, which is being held on June 3-5, 2026, in Fort Lauderdale. The award recognizes individuals who have excelled in elevating the quality of CAI's education programs by developing, teaching or leading a significant national course(s).

A longtime member of CAI's national faculty, Caroline currently teaches two courses for the group's membership. She has taught a community governance class which covers the legal basis of community rules, policies, and procedures (M-204) virtually and in person since 2018, and also teaches a virtual management course which covers the legal basis of community associations' rights and responsibilities as it relates to assessments, maintenance, policy, restrictions, and litigation (M-350).

In presenting Caroline with this year's Excellence in Education award, CAI notes that her "passion for education and mentorship has strengthened engagement, inspired excellence, and helped cultivate the next generation of industry leaders ... her commitment is reflected in her leadership and consistent presence in the classroom ... her willingness to step forward exemplifies the very best of CAI's mission and values."

Caroline is deeply experienced in the field of community association law. As a leader of the firm's Community Association practice, she serves as a strategic advisor to association boards, helping them maintain compliance with federal and state laws while balancing their fiduciary duties with the day-to-day operational realities of common interest communities. Her practice focuses on the foundational governance of associations, where she provides guidance on interpreting, drafting, and revising governing documents, resolutions, rules and regulations, and

Attorneys

Caroline Record

amendments.

Beyond her practice, Caroline is a recognized leader in the community association industry. She has held numerous leadership positions within CAI at both the state and national levels, including her service as a former President and Trustee of the New Jersey Chapter and as Chair of the National Legislative Action Committee. She is also an ADR Program trained mediator and ADR training instructor and has served on or chaired numerous CAI committees and councils. She is also a former President and Director of the Foundation for Community Association Research.