

10 Tips for New Board Members

THINKING ABOUT RUNNING FOR A POSITION? START HERE:



1. Know Your “Why”
Before you run, ask yourself: what motivates me to join the board? Whether it’s improving communication, strengthening finances, or creating community, knowing your “why” helps you focus your energy and contributions.



2. Expect to Learn As You Go
You don’t need a background in real estate, finance, or construction. You need curiosity, commitment, and collaboration. AKAM is here to fill in the gaps and offer expert guidance every step of the way.



3. Understand the Commitment
Serving on the board is a team sport. Be ready to attend regular meetings, review materials, and make decisions in partnership with others. It’s rewarding, and yes, it’s real work – but we’ll help you stay on track.

JUST ELECTED? HERE’S HOW TO START STRONG:



4. Schedule Time with Your AKAM Manager
Get to know your property manager early. They’re your go-to partner, a resource for everything from financial reports to resident concerns, and they’ll help you translate your goals into action.



5. Ask Questions – Lots of Them
Good board members don’t pretend to know it all. Great board members ask smart questions – about the building’s budget, maintenance schedule, vendor contracts, and more. We’re here to answer with clarity.



6. Make Financial Intelligence Your Friend
You’ll hear a lot about reserves, assessments, and operating budgets. Don’t worry, AKAM’s financial experts make complex information easy to understand. And yes, we’ll flag opportunities for cost savings, too.



7. Bring a Problem-Solving Mindset
Not everything will go smoothly – and that’s okay. Practical sensibility means knowing when to be flexible, when to push, and how to keep your cool. Lean on our experience – we’ve seen it all.



8. Speak Up for What Matters
Whether it’s better communication tools or a long-overdue project, your voice matters. Creativity and emotional awareness go a long way. We’re here to help you bring ideas to life in a way that makes sense for your property.



9. Stay Community-Centered
Every decision you make should serve your neighbors. That’s the heart of AKAM’s Residential Intelligence (ResIQ) business philosophy – seeing the people behind the policies make choices that improve daily life.



10. Lean On Your Property Management Team
Board service can feel overwhelming at first. But you’ve got a professional team behind you and a company that hires for service, not just skill. When in doubt, ask. When in trouble, call. We’re here for you.



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