

Peter B. Miller, RS, EBP

Professional CV



Peter B. Miller, RS, a Principal in the firm of Miller + Dodson Associates, is widely recognized as one of the leading experts in the field of Reserve Studies and Strategic Reserve Planning for community associations and other not-for-profit membership organizations.

A graduate of the College of Architecture and Urban Studies at Virginia Tech, Mr. Miller maintained an Architectural practice from 1977 through 2002. Peter's experience with Reserve Studies and community associations began during the "condo conversion boom" of the late 1970's and early 1980's.

In 2002, Mr. Miller, along with James W. Dodson, Jr., founded Miller + Dodson Associates, Inc. Since that time, they have maintained a successful and highly regarded practice focusing on Reserve Studies. Their clients include community associations, municipalities, resorts, country clubs, religious institutions and private schools throughout the United States, Mexico, and the Caribbean. Miller + Dodson Associates conducts approximately 1,000 Reserve Studies annually.

A frequent speaker and author on the topic of Reserve Studies and Strategic Reserve Planning, Peter has been called on to consult on Reserve Study legislation for several States. As a Subject Matter Expert, he assisted in crafting the language of the recent Maryland Reserve Study legislation that was signed into law in 2022. He holds the professional designation of Reserve Specialist (RS) through CAI. He has been widely recognized for his efforts within the Reserve Study and Community Associations industries over the last 20+ years. Below are some of the awards given and positions held or currently holds in the industry:

Current Industry Positions

- Co-Chair, CAI Task Force for Reserves, Maintenance, and Building Safety, 2022
- Foundation for Community Association Research, Task Force on "Aging Infra-structures".
- Community Association Institute (CAI) professional designation of Reserve Specialist (RS).

Industry Positions and Awards

- Trustee, Community Association Institute (CAI) National Board of Trustees 2018 -2022.
- "Award for Excellence in Designations" CAI National, 2022
- "Award for Excellence in Designations" CAI National, 2021
- Chair, CAI National Business Partners Council, 2020
- Commonwealth of Virginia, DPOR's Reserve Study Taskforce, 2019
- Hall of Fame Award, Washington Metropolitan Chapter of CAI, 2016
- President, Board of Directors of the Southeast Virginia Chapter of CAI, 2014.
- Member, Board of Directors of the Southeast Virginia Chapter of CAI, 2009 - 2014
- President, Board of Directors of the Washington Metropolitan Chapter of CAI, 2004
- Member, Board of Directors of the Washington Metropolitan Chapter of CAI, 1999 - 2004
- Member, Board of Directors of the South Carolina Chapter of CAI, 1999 - 2004.
- Member of CAI National's Governance Task Force, 2002 - 2004.
- "President's Award" CAI National, 2004
- "Award for Excellence in Chapter Leadership" CAI National, 2003
- Member, National Reserve Study Standards Committee, 1996 through 2002

Articles (partial list)

Mr. Miller is the author of several articles and has contributed to a number of professional publications. Below is a sampling of these articles:

- Tennessee Chapter Article on Reserves, June 2023
- "The Reserves Truth; What We Must Learn from the Chaplain Towers South Tragedy!" *Common Ground Magazine*, September/October 2021.
- "Breaking Point: Examining Aging Infrastructure in Community Associations", Contributing Author and Panel Member, *CAI Foundation for Community Association Research*, 2020
- "Community Next: 2020 and Beyond", Contributing Author and Panel Member, *CAI Foundation for Community Association Research*, 2016
- "Vendor or Business Partner" *Common Ground Magazine* April 2015
- "A Place Called Rugby - The rise, fall, and rebirth of an early experiment in cooperative living offers many lessons for today's communities". *Common Ground Magazine* July/August 2008
- "Cutting Through the Fog, Understanding the Difference Between the Cash Flow and Component Methods of Calculating Reserves"; *Common Ground Magazine*, January 2008

Educational Seminars and Webinars (partial list)

- NC-CAI Seminar "Reserve Studies and Building Safety", March 2022
- SEVA-CAI Seminar "After Surfside, Aging Buildings, Part 1" March 2022
- CAI Law Seminar, Presenter "Aging Infrastructure – Hidden Conditions" 2021
- Seminar for Hampton Roads Realty Association. "Reserve Studies" 2021
- CAI National Seminar "Building Successful Business Partner Relationships", 2021
- Educated Business Partner online seminar panelist, 2019 through 2022
- Produced and presented the *CAI National Reserve Study Webinar, 2012*

Mr. Miller is a frequent speaker and educator on the topic Replacement Reserves and Strategic Reserve Planning at CAI events, and for management companies and their client Boards of Directors. Mr. Miller currently teaches multiple seminars and webinars each month.

Expert Witness Testimony:

Mr. Miller has served as an Expert Witness for the following cases in the last four years:

- C. Michael Goodon v. Waterhouse Unit Owners Assoc. Arl. Va 2020
- Mews at Bailey Station v. Bedwell, et al. PA. 2020
- Union Bank Condo v. ? developer, PA 2021
- Hamborg v. Coyote Landing, AZ 2022
- Dixon Mills v. RDG Holding, et al. 2023

End of Curriculum Vitae

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