Caroline Record

Partner

Practice Leader | Community Association

Roseland

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- Provides proactive legal support to common interest communities throughout New Jersey to help them balance fiduciary duties with daily operations and stay compliant with state and federal laws
- Drafting, negotiation and revision of governing documents, resolutions, rules and regulations, amendments, service and project contracts
- Assists association clients in navigating complex contractual negotiations and disputes, including construction defect disputes with builders, and the negotiation of transition settlement agreements

Caroline is deeply experienced in the field of community association law, with a practice dedicated to navigating the complex legal landscape facing condominiums and homeowners associations (HOAs). Known for her proactive approach, 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 amendments. A skilled negotiator, Caroline protects her clients' interests by drafting and negotiating comprehensive service and single project contracts and navigating high-stakes transition settlements and construction defect disputes with builders. By identifying potential risks early, she assists board members in mitigating issues before they escalate

into costly litigation, and provides representation in alternative dispute resolution (ADR) proceedings.

Caroline's counsel extends to the sensitive interpersonal and financial challenges inherent in community living. She provides support in managing reasonable accommodation requests, unit owner disputes, delinquent assessment collections, and the enforcement of community regulations, including those impacting both individual homes and common areas. Her deep understanding of state and federal compliance ensures that her clients remain on firm legal footing while maintaining the harmony and value of their communities.

Beyond her practice, Caroline is a recognized leader in the field. She has lectured extensively on emerging topics in community law and has held numerous leadership positions within the Community Associations Institute (CAI) at both the state and national levels. This commitment to the industry allows her to provide her clients with a sophisticated, forward-looking perspective.

Areas of Focus

Practice Areas

- Community Association
- Real Estate
- Condominium Litigation

Industries

- Community Associations
- Real Estate

Credentials

Bar Admissions

- New Jersey, 1989
- New York, 1990
- District of Columbia, 1991

Education

- Seton Hall University School of Law, J.D., 1989
- Rutgers University, B.A., 1986

Recognition

- College of Community Association Lawyers Fellow: Membership Committee
- Recipient of the Community Associations Institute Excellence in Education Award (2026)

- Recipient of the Hall of Fame Award from the Community Associations Institute - New Jersey Chapter (2025)
- Recipient of the President's Award from the Community Associations Institute - New Jersey Chapter (2014)
- Recipient of the Jerome Fien Distinguished Service Award from the Community Associations Institute - New Jersey Chapter (2012)

Affiliations

Memberships

- Community Associations Institute (CAI): CAI National Faculty; Business Partners Council (former member)
- Community Associations Institute - New Jersey Chapter (CAI-NJ): ADR Program trained mediator and ADR training instructor; National Legislative Action Committee (past Chair); Bylaws Committee; former President and Trustee; Editorial Committee (former member and past Chair); Political Action Committee (former member and past Chair)
- Foundation for Community Association Research: past President (2020-2021), former Director (2015-2021); past Chair, Financial and Research Committees; Fundraising Committee
- New Jersey State Bar Association: Real Property, Trust and Estate Law Section (Board of Consultors – 2012-2020); Women in the Profession Section; Common Interest Ownership Committee (past Chair)
- Morris County Bar Association: Women Lawyers Committee; Real Estate Committee

Committees

- New Jersey Supreme Court District Ethics Committee: Secretary for Districts XA and XB (Morris and Sussex Counties)

Insights & More

Announcements

Greenbaum Partner Caroline Record to be Honored With 2026 Excellence in Education Award from the Community Associations Institute
6.03.26

CAI-NJ 2026 Mediator Training Program to be Presented by Greenbaum Partner Caroline Record
12.04.25

Caroline Record Honored with Hall of Fame Award from New Jersey Chapter of Community Associations Institute
2.20.25

Caroline Record Joins Greenbaum, Rowe, Smith & Davis as Real Estate Partner and Co-Chair of Community Association Practice Group
6.02.24

Client Alerts

The Impact of Fannie Mae's Updated Lending Guidelines for Condominium & Cooperative Associations on Project Reviews and Reserve Funding
8.12.26

New Jersey's New E-Bike Law: What Community Associations Need to Know – and Do
2.24.26

Publications

When Conflict Arises: How Alternative Dispute Resolution (ADR) Keeps Communities Moving Forward
June 2026

Seminars & Events

Community Association Conference 2026
11.18.26

Community Association Conference 2025
11.12.25

Community Associations
3.25.25

Community Association Conference 2024
11.12.24

Manager and the Law
7.24.24

Residential Real Estate College
8.15.23

2023 Real Estate Conference
4.18.23

Attracting Talent to Community Association Management: A Presentation of the Foundation for Community Association Research
9.20.22

Residential Real Estate College
7.31.22

Electric Vehicle Charging Stations
6.20.22

2022 CAI-NJ Women's Retreat - Conquer + Connect
4.05.22

Community Association Law Summit
11.16.21

Get Plugged In - Legal, Design, and Managerial Requirements for Electric Vehicle Charging Stations
11.09.21

Industry Data & Statistics and Research Findings on Contemporary Issues
8.20.21

Residential Real Estate College
8.17.21

Get Plugged In - Legal and Design Requirements for EVCSs
4.27.21

Ladies of LAC
3.09.21

Lessons Learned - Virtual Meetings, Electronic Elections, & What Radburn Means to Your HOA
12.02.20

Community Associations and the Coronavirus (COVID-19) - What You Need to Know
4.14.20

Mastering Community Association Law Issues
2.12.20