



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Real Estate

idfpr.illinois.gov

JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

LAURIE MURPHY
Director

Illinois Department of Financial & Professional Regulation, Division of Real Estate
Community Association Manager Licensing and Disciplinary Board
OPEN Minutes

Date: March 21, 2023

Call to Order: 11:01 a.m.

Location: IDFPR – Division of Real Estate
Remotely via interactive webinar and/or telephonically because the Governor of the State of Illinois has issued a disaster declaration related to public health concerns and an in-person meeting is not practical or prudent because of the disaster described in that declaration, and because the Secretary of the Illinois Department of Financial and Professional Regulation has determined pursuant to the provisions of Section 7 of the Open Meetings Act that an in-person meeting is not practical or prudent because of a disaster

Board Members Present: Brent Baccus, Vice Chairperson – Unit Owner
Sanina Ellison – Unit Owner
Marla Jackson – Chairperson- CAM Member
Louis Lutz – CAM Member
Asa Sherwood – CAM Member
Stephanie Skelley -CAM Member

Board Members Not Present:

Division Staff Present: Adrienne Levatino – Associate General Counsel
Geetu Naik - Chief of Prosecutions
Hector Rodriguez – Chief of Audits and Investigations
Jennifer Rossiter Moreno – Operations Manager
Debra Malinowski - CAM Board Liaison
Susan Sigourney - Board Liaison

Guest(s) Present: Matthew Green – Community Association Managers International Certification Board (CAMICB) and Community Association Institute (CAI)

Lara Mantia – public member

TOPIC	DISCUSSION	ACTION
	<p>Chairperson Marla Jackson made the following statement at the CAM’s Board meeting:</p> <p>““This meeting is being conducted by audio or video conference without the physical presence of a quorum of the members because the Governor of the State of Illinois has issued a disaster declaration related to public health concerns and an in-person meeting is not practical or prudent because of the disaster described in that declaration. This meeting is further being conducted by audio or videoconference because the Secretary of the Illinois Department of Financial and Professional Regulation has determined pursuant to the provisions of Section 7 of the Open Meetings Act that an in-person meeting is not practical or prudent because of a disaster.”</p>	
Call to Order	Marla Jackson, Chairperson of the Community Association Manager Licensing and Disciplinary Board opened the meeting.	The meeting was called to order at 11:01 a.m.
Approval of Open Minutes	The Board reviewed the Open Minutes from the January 17, 2023 Community Association Manager Licensing and Disciplinary Board meeting.	A motion was made by Lutz and seconded by Sherwood to approve the Open Minutes from the January 17, 2023 CAM Board meeting. Motion carried by roll call vote.
Public Comments	Matthew Green, of the Community Association Managers International Certification Board, introduced himself and announced that on April 3, 2023, the current Executive Director of the Board would be retiring and that he has been appointed as the new Executive Director.	
Licensing Report	The 2023 Licensing Report as of February 2023 was presented and distributed. A copy of the report is attached to and made a part of these minutes.	

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Complaint Report	The 2023 Complaints Report through the month of February was presented and distributed. A copy of the report is attached to and made a part of these minutes.	
Investigation Report	<p>The 2023 Investigations Report through the month of February was presented and distributed. A copy of the report is attached to and made a part of these minutes.</p> <p>Mr. Rodriguez mentioned that Robert Wasiak, an investigator for the Real Estate Division, will be retiring on March 31, 2023. Mr. Rodriguez introduced Brent Sidenbender as the new investigator for the Real Estate Division. Mr. Sidenbender mentioned that he's excited to take on this new position and is looking forward in working with everyone.</p>	
Prosecution Report	The 2023 Prosecutions Report through the month of February was presented and distributed. A copy of the report is attached to and made a part of these minutes.	
Formal Hearing Schedule	There are no upcoming formal hearings scheduled.	
Old Business	Ms. Levatino mentioned that beginning in May 2023, Board Meetings will be conducted in person, at IDFPR's Office locations at 555 W. Monroe, Chicago or 320 W. Washington, Springfield. Ms. Levatino reminded Board members to ensure that their badges are current. Deb Malinowski will email Board Members the information needed to obtain a current badge.	
New Business Rule Making	Ms. Levatino observed that the CAM Administrative Rules are pending before JCAR.	
Motion to go into Closed Session	Roll Call Vote taken: Brent Baccus, yes Sanina Ellison, yes Marla Jackson, yes Louis Lutz, yes Asa Sherwood, yes Stephanie Skelley, yes	A motion was made by Skelley and seconded by Lutz to go into Closed Session as permitted by Section 2 (c) (4) and (15) of the

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Orders	4 Consent Orders were reviewed and discussed in Closed Session.	<p>Motion made Skelley seconded by Baccus to ratify the actions that were taken in closed session that includes Stephanie Skelley authorizing the Department to affix her electronic signature on the 4 consent orders presented in Closed Session. Motion carried by unanimous roll call vote.</p> <p>The Board signed 4 Consent Orders.</p>
Closed Minutes remain closed.	<p>The Board received a report that reflected that there were 2 final action by the Director on Consent Order previously signed by the Board: 2020-04780 David Kress 2021-07277 Giovanna Jennie Bernardi</p>	<p>Motion made by Lutz, seconded by Ellison to move that all Minutes of Closed Sessions of the CAM Board Meetings remain closed. Motion carried by a unanimous roll call vote.</p>

TOPIC	DISCUSSION	ACTION
Adjournment	The next meeting is scheduled for May 16, 2023.	There being no further business to discuss, a motion was made by Lutz and seconded by Sherwood to adjourn at 11:26 a.m. Motion carried by unanimous roll call vote.

2023 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M s	1919	1950										

2022 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M s	1690	1723	1750	1770	1784	1804	1818	1837	1852	1867	1884	1902

2021 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M s	1962	1973	1990	1998	2010	2,027	2,040	2,066	2,078	2,097	2,106	1,676

2020 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M s	1800	1821	1839	1846	1859	1873	1895	1907	1917	1926	1938	1945

2019 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M s	1966	1974	1989	1998	2000	2032	2039	2043	2055	1739	1749	1777

2018 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M s	1749	1751	1770	1783	1803	1825	1853	1871	1894	1909	1925	1938

2017 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG (RENEWAL)	SEP	OCT	NOV	DEC
C A M s	1,818	1,863	1,874	1,885	1,902	1,923	1,933	1,938	1966	1688	1698	1714

2016 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M s	1,584	1,629	1,651	1,668	1,687	1,718	1,720	1,754	1,775	1,784	1,806	1,811

2015 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG (RENEWAL)	SEP	OCT	NOV	DEC
C A M s	1,684	1,697	1,714	1,723	1,735	1,758	1,774	1,782	1,779	1,503	1,563	1,580

February 2023
CAM Complaint Report

Column1	New CAM Complaints	New CAM Complaints Assigned To Investigations	Complaints Closed At Intake Review	Complaints Closed at CCR	Refer to Prosecutions	new CAM complaints not assigned
January	13	8	2	3		
February	18	13	5	0		
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total	31	21	7	3	0	0

COMMUNITY ASSOCIATION MANAGER PROSECUTIONS REPORT FEBRUARY 2023

	New Cases	Pending open cases	2 months or less	cases over 3 months	cases over 6 months	cases over 9 months	cases over 12 months	cases over 24 months	Informal Conferences	Formal Complainints Filed	CLOSED	CLOSED ADMIN	CLOSED ADMIN WARN LETTER	CLOSED FORMAL ORDER	CLOSED: CONSENT ORDER	CLOSED: NON-DISC ORDER	IL INC TAX	CHILD SUPPORT
JANUARY	2	17	4	0	2	1	3	7	0	0	2	0	0	0	2	0	0	0
FEBRUARY	1	17	2	2	2	1	3	7	0	0	1	0	1	0	0	0	0	0
MARCH											0							
APRIL											0							
MAY											0							
JUNE											0							
JULY											0							
AUGUST											0							
SEPTEMBER											0							
OCTOBER											0							
NOVEMBER											0							
DECEMBER											0							
TOTAL	3								0	0	3	0	1	0	2	0	0	0