



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Real Estate

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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: September 19, 2023

Call to Order: 11:01 a.m.

Location: IDFPR - Division of Real Estate
555 West Monroe Street, 5th Floor, Conference Room 5C5
Chicago, IL 60661
And
Via Interactive Video Conference at IDFPR
320 West Washington Street, 2nd Floor, Conference Room 258
Springfield, IL 62786

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

Board Members Not Present: Sanina Ellison – Unit Owner
Stephanie Skelley – CAM Member

Division Staff Present: Gabriela Nicolau – Deputy General Counsel
Monica Gutierrez – Chief of Boards and Complaints in
Real Estate Brokerage and Community Association
Manager
Hector Rodriguez – Chief of Audits and Investigations
Jennifer Rossiter Moreno – Operations Manager
Jenni Scheck – Staff Attorney
Debra Malinowski - CAM Board Liaison
Susan Sigourney - Board Liaison

Guest(s) Present: James Cherep – public member

TOPIC	DISCUSSION	ACTION
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. by roll call.
Approval of Open Minutes	The Board reviewed the Open Minutes from the July 18, 2023 Community Association Manager Licensing and Disciplinary Board meeting.	A motion was made by Lutz and seconded by Baccus to approve the Open Minutes as presented from the July 18, 2023 CAM Board meeting. Motion carried unanimously.
Public Comments	There were no public comments.	
Licensing Report	The 2023 Licensing Report as of August 2023 was presented and distributed. A copy of the report is attached to and made a part of these minutes. Ms. Malinowski mentioned that the Licensing Report was updated to include the number of active community association management firm licenses.	
Complaint Report	The 2023 Complaints Report through the month of August was presented and distributed. A copy of the report is attached to and made a part of these minutes.	
Investigation Report	The 2023 Investigations Report through the month of August was presented and distributed. A copy of the report is attached to and made a part of these minutes. Mr. Rodriguez reported that the Department hired three real estate investigators starting on October 2, 2023.	
Prosecution Report	The 2023 Prosecutions Report through the month of August 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 formal hearings scheduled.	

TOPIC	DISCUSSION	ACTION
	<p>12 Complaints Referred to Investigations 4 Complaints Recommended for Closure</p> <p>The Board deliberated on pending enforcement actions.</p>	
<p>Motion to go Into Open Session</p> <p>Approval of July 18, 2023 Closed Minutes</p> <p>Orders</p> <p>Closed Minutes remain closed.</p>	<p>2 Consent Orders were reviewed and discussed in Closed Session.</p> <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: 2019-07835 Amanda Logan 2022-07363 David Kress</p>	<p>A motion was made by Sherwood and seconded by Lutz to go into Open Session at 11:16 a.m. Motion carried unanimously.</p> <p>A motion was made by Baccus seconded by Lutz to approve the Closed Minutes from the July 18, 2023 CAM Board meeting. Motion carried unanimously.</p> <p>Motion made Lutz seconded by Sherwood to ratify the actions that were taken in closed session. Motion carried unanimously.</p> <p>The Board signed 2 Consent Orders.</p> <p>Motion made by Baccus, seconded by Sherwood that all Minutes of Closed Sessions of the CAM Board Meetings remain closed. Motion carried.</p>

TOPIC	DISCUSSION	ACTION
Adjournment	The next meeting is scheduled for November 21, 2023.	There being no further business to discuss, a motion was made by Sherwood and seconded by Lutz to adjourn at 11:20 a.m. Motion carried.

2023 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M s	1919	1950	1983	1998	2010	2045	2121	2175				

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

August 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	25	7	7	11	0	0
April	21	13	3	5	0	0
May	20	8	10	2	0	0
June	18	11	5	2	0	0
July	13	7	4	2		
August	24	12	8	4		
September						
October						
November						
December						
Total	152	79	44	29	0	0

COMMUNITY ASSOCIATION MANAGER PROSECUTIONS REPORT AUGUST 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 Complianints 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	5	21	6	2	2	0	4	7	0	0	1	0	0	0	0	0	1	0
APRIL	5	22	9	2	1	0	4	6	0	1	4	0	0	0	4	0	0	0
MAY	2	19	6	4	0	1	3	5	0	0	5	0	0	0	5	0	0	0
JUNE	2	21	4	7	1	1	3	5	0	0	0	0	0	0	0	0	0	0
JULY	2	19	4	6	1	1	3	4	0	0	4	1	0	0	2	0	1	0
AUGUST	1	19	2	6	3	0	4	4	0	0	1	1	0	0	0	0	0	0
SEPTEMBER											0							
OCTOBER											0							
NOVEMBER											0							
DECEMBER											0							
TOTAL	20								0	1	18	2	1	0	13	0	2	0