



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 16, 2025

Call to Order: 11:00 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: Brent Baccus – Chairperson – Unit Owner
Louis Lutz - Vice Chairperson - CAM Member
Marla Jackson - CAM Member
Barbara Al-Saigh – CAM Member
Matthew Dorsch – CAM Member
Stephanie Skelley – CAM Member

Division Staff Present: Adrienne Levatino – Associate General Counsel
Jeremy Reed – Deputy Director of Real Estate
Nathaniel Chandler – Chief of Licensing and Education
Dan Kazlauski – Staff Attorney
Susan Sigourney – Board Liaison
Maria Lopez - Board Liaison
Kim Prickett – Operations Manager
Jim Farrelly – Staff Investigator
Bailey Rosemary – Office Administrator

Guest(s) Present: Matthew Green – Community Association Managers International
Certification Board

Call to Order: The meeting was called to order at 11:00 am by Chair Brent Baccus. The Board members present constituted a quorum of the Board.

Approval of Minutes: The Board members reviewed the Minutes of the Open Session of the July 22, 2025 Community Association Manager Licensing and Disciplinary Board meeting. A motion was made by Lutz and seconded by Skelley to approve the Open Minutes. Motion carried unanimously.

Public Comments:
Staff Reports: There were no comments from the public.

Licensing: The 2025 Licensing Report for activity conducted through the month of August was presented and discussed. A copy of the report is attached to and made a part of these minutes.

Education: The 2025 Education 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. Nathaniel Chandler reported that August 31st was the CAM and CAM Firm Renewal deadline. Online renewal for CAMs and CAM Firms is available through the end of September with a payment of a late fee. Paper renewal application is still available on the website.

Complaints: The 2025 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.

Investigations: The 2025 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.

Prosecutions: The 2025 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: Guests and Board Members received a schedule of the upcoming formal hearings.

Old Business: There was no Old Business discussed.

New Business: The proposed 2026 CAM Meeting Schedule was reviewed and approved by the Board members.

Closed Session: A motion was made at 11:08 a.m. by Skelley and seconded by Lutz to enter Closed Session for the purposes set forth in Sections 2(c)(4), (15) and 21 of the Open Meetings Act. The Motion was passed unanimously upon a roll call vote.

Review of Minutes: The Board reviewed the closed minutes of the July 22, 2025, CAM Board Meeting.

Deliberations: There were no Deliberations for the Board to consider.

Motion to Return to Open Session: A motion made by Skelley and seconded by Lutz to go into Open Session at 11:12 a.m. The Motion carried unanimously.

Approval of Closed Minutes: A motion was made by Dorsch and seconded by Lutz to approve the minutes of the closed session of the July 22, 2025, CAM Board meeting, The Motion carried unanimously.

Ratify Actions Taken In Closed Session: A Motion was made by Jackson and seconded by Skelley to ratify the recommendations made by the Board in Closed Session which includes ratifying the actions of Consumer Complaint Review (CCR) Committee. The Motion carried unanimously.

Recommendations: There were no deliberations for the Board to consider.

Orders: One Consent Order was reviewed and discussed in Closed session.

Minutes Remain Closed: A Motion was made by Lutz and seconded by Al-Saigh that the minutes of all Minutes of the Closed Sessions of the CAM Board remain and be kept closed. The Motion carried unanimously.

Adjournment: There being no further business, a Motion was made by Lutz and seconded by Al-Saigh to adjourn at 11:14 a.m. The Motion carried unanimously.

2025 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M individual	2049	2068	2086	2105	2118	2133	2137	2152				
CAM Mgmt Firms	183	186	190	195	197	197	201	200				
CAM Education Sponsor	11	14	23	28	32	35	35	36				
CAM CE course	27	39	57	66	74	82	86	94				
CAM Pre-Lic Course	3	3	3	3	3	3	3	3				
Total	2273	2310	2359	2397	2424	2450	2462	2485				

2024 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M individual	1777	1808	1840	1868	1893	1911	1930	1950	1970	2001	2018	2031
CAM Mgmt Firms	144	149	154	160	165	168	170	172	173	175	177	178
CAM Education Sponsor							1	2	2	4	7	9
CAM CE course								3	11	14	16	20
CAM Pre-Lic Course											1	3
Total	1921	1957	1994	2028	2058	2079	2101	2127	2156	2194	2219	2241

2023 CAM LICENSE REPORT

MONTH	JAN	FEB	MAR		APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
C A M individual	1919	1950	1983		1998	2010	2045	2121	2175	2096	2113	1723	1742
CAM Mgmt Firms							17	59	98	118	126	134	137
Total							2062	2163	2214	2214	2239	1857	1879

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

September 2025 CAM
Complaint Report

Column1	New CAM Complaints	New CAM Complaints Assigned To Investigations	Complaints Closed At Intake Review	Complaints Closed at CCR
January	19	13	5	1
February	19	8	7	4
March	19	15	3	1
April	16	9	6	1
May	23	16	7	0
June	16	13	3	0
July	37	12	17	8
August	22	19	2	1
September				
October				
November				
December				
Total	171	105	50	16

CAM INVESTIGATIONS REPORT

AUGUST 2025

	Current CAM Caseload	Cases over 1 Year old	New CAM Cases Received	Referred to Prosecutions	Cases Closed in Investigations	
JANAURY	260	133	13	0	13	
FEBRUARY	259	136	8	0	9	
MARCH	267	136	16	4	4	
APRIL	269	146	9	0	7	
MAY	270	150	14	4	9	
JUNE	268	147	12	2	12	
JULY	273	158	12	2	5	
AUGUST	283	159	17	2	5	
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						
TOTAL			101	14	64	

COMMUNITY ASSOCIATION MANAGER PROSECUTIONS REPORT AUGUST 2025

	New Cases	Pending open cases	3 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 Complaints Filed	CLOSED	CLOSED ADMIN	CLOSED ADMIN WARN LETTER	CLOSED FORMAL ORDER	CLOSED: CONSENT ORDER	CLOSED: NON-DISC ORDER	IL INC TAX	Motion for Rehearing
JANUARY	1	24	2	2	10	6	1	3	0	0	1	0	0	0	1	0	0	0
FEBRUARY	0	24	1	1	10	7	2	3	0	1	0	0	0	0	0	0	0	0
MARCH	4	27	5	0	10	7	2	3	0	0	1	0	0	0	1	0	0	0
APRIL	0	25	4	0	8	3	6	4	0	0	2	1	0	0	0	0	1	0
MAY	6	30	6	4	2	6	8	4	0	0	1	1	0	0	0	0	0	0
JUNE	2	31	7	4	0	8	8	4	0	0	1	0	1	0	0	0	0	0
JULY	4	34	5	10	0	7	8	4	0	0	1	0	0	0	1	0	0	0
AUGUST	2	35	6	6	4	2	13	4	0	0	1	0	0	0	0	0	1	0
SEPTEMBER											0							
OCTOBER											0							
NOVEMBER											0							
DECEMBER											0							
TOTAL											8							