

Subject: Section 19 Changes - IL Condominium Property Act
From: 111 Chestnut Manager <111chestnutmanager@sudlerchicago.com>
Date: 12/15/2017 03:50 PM
To: 111 Chestnut Assistant Manager <111chestnutasstmgr@sudlerchicago.com>
CC: 111 Chestnut Assistant Manager <111chestnutasstmgr@sudlerchicago.com>



December 15, 2017

To All Unit Owners at 111 E Chestnut Condominium Association

Section 19 of the Illinois Condominium Property Act (“Act”) governs the books and records that must be maintained for examination and copying by owners. Effective January 1, 2018, Section 19 of the Act is amended to provide that the Board must, in addition to a current listing of the names, addresses, and weighted vote of all members entitled to vote, maintain a list that includes the ***e-mail addresses and phone numbers for all members of the Association***. The new law also requires that this information be produced to a requesting unit owner, within ten (10) business days of receipt of the member’s written request.

The abovementioned changes to the Illinois Condominium Property Act go into effect on January 1, 2018. On its face, Section 19 of the Act imposes an affirmative duty to maintain a list of the email addresses and telephone numbers of all members, and to provide email addresses and telephone numbers of all members for examination and copying by unit owners, if requested for a purpose that relates to the association. Critically, please note that Section 19 does NOT include any authority for an owner to refuse to provide this information or “opt out,” or for an association to withhold the e-mail address/phone number information of a unit owner if a proper request is made by another owner.

To ensure that the Association is in compliance with the new requirements, we are asking every owner to complete the information below. Our Official Unit Owner Mailing List already contains your Unit Number, your unit’s Percentage of Ownership, your name and postal mailing address. The information you provide below will be what will appear on the Official Unit Owner Information List that will be available (upon request) to your fellow unit owners after January 1, 2018. If you wish to receive a paper copy of this correspondence, please contact the Management Office at 312-649-9600 or respond to this email.

We appreciate everyone’s cooperation.

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OFFICIAL UNIT OWNER MAILING LIST INFORMATION FORM

The undersigned Unit Owner hereby authorizes 111 E Chestnut Condominium Association to revise the Official Unit Owner Mailing List to reflect the following email address and phone number for my Unit to appear on the Official Unit Owner Mailing List that is available to other Unit Owners pursuant to Section 19(a)(7) of the Illinois Condominium Property Act:

Unit Number: _____
Email address: _____
Phone number: _____
Signature: _____

Printed Name: _____

Date: _____

Sara

Sara H. Rudnik, CMCA, AMS
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