

Coalition of Concerned Community Association Professionals  
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**WHY DOES SB 3066 NOT PROTECT THE MEMBERS FOR COMMUNITY ASSOCIATIONS?**

- Associations are not for profit corporations
- It prevents community associations from collecting their ONLY source of income—monthly assessments
- Without assessments, community associations cannot:
  1. Perform required and needed repairs and replacements;
  2. Perform regular maintenance, including that related to the roof, plumbing, electrical grid, and elevators;
  3. Pay for salaries for essential employees, including Union employees;
  4. Pay for cleaning supplies needed to prevent the spread of COVID-19;
  5. Meet contractual obligations; and
  6. Pay for insurance coverage.
- Neither the state nor federal government are providing any financial relief for community associations (even though such relief is offered to landlords)
- Members of a Board of Directors for a community association owe a fiduciary duty to each member of the association which requires these members to fulfill the contractual obligations of the association, specifically those related to maintenance of the property
- If the property is not maintained, the value of each Unit is adversely effected and this may be the ONLY asset for each member of the Association
- Associations cannot seek financial assistance from a third-party lender as lenders require delinquency within an association to be maintained at a certain percentage, with the association taking steps to collect such delinquency.
- Without effective enforcement by the association, no homeowner will feel compelled to pay assessments
- The Evictions Act distinguishes community associations from landlords and language *already exists* within the Act that eliminates the possibility of any Owner from being removed from his/her residence for at least 3 ½ months from the time a statutory demand for payment is made and Judges then have the right to extend the act as much as 7 ½ months

**WHAT WOULD PROTECT THE MEMBERS FOR COMMUNITY ASSOCIATIONS?**

- A limitation on the imposition of penalties for late payments
- Stay evictions within State of Illinois
- Allowing Judges to exercise their discretion to extend the stay for enforcement of a judgment for possession up to 180 days or require all judgments for possession to be stayed for the maximum period of time through a date certain (see 735 ILCS 5/9-111.1)

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