



Lawrence Building Condominium Association

Minutes

Whiteside County

Feb 29, 2024 at 4:30 PM CST

@ Room 108, Courthouse, Morrison IL


Attendance

Present:

Members: Colleen Buckwalter, Paul Cunniff, Martin Koster, Amy Robbins

Absent:

Members: John Booker

- I. Call to Order - The meeting was called to order at 4:30 PM.
- II. Approve and/or Place on File (attached) -
 -  Condo Attachments Feb 2024.pdf
 - A. Meeting minutes of February 2023 & August 2023 - A motion was made by Cunniff, second by Buckwalter, to approve the February 2023 & August 2023 meeting minutes as presented. All voted in favor of the motion.
 - B. The 2023 Annual Report, 2023 Income and Expense Report, and 2023 Bank Statement was reviewed. A motion was made by Buckwalter, second by Cunniff, to approve the reports, as presented. All voted in favor of the motion.
- III. Presentation of 2024 Slate of Directors & Officers - Mr. Koster presented the slate of officers for the upcoming year as follows: President and Director, Martin Koster; Vice President and Director, Paul Cunniff; Secretary and Treasurer, Amy Robbins; Director (Custodian/manager), Sheriff Booker; Director (Agent/Counsel), Colleen Buckwalter. There being no other nominations Mr. Koster declared the nominations closed. A motion was made by Cunniff, second by Buckwalter, to approve the slate of officers as presented. All voted in favor of the motion. All voted in favor of the motion.
- IV. Other Business
- V. Since there was no further business, a motion was made by Cunniff, second by Buckwalter, to adjourn the meeting at 4:34 PM.

YEAR OF 2024
DUE PRIOR TO 12-1-2024

SECRETARY OF STATE ALEXI GIANNOULIAS
STATE OF ILLINOIS

PAGE 1
CORPORATION FILE #
N 5810-143-5

FILING FEE IS \$10.
IF LATE, ADD PENALTY OF \$3.

General Not For Profit Corporation Act

ANNUAL REPORT

(Form NFPCAF - Rev. 01/01/2023)

***** THIS REPORT CAN BE FILED ON-LINE @ www.ilsos.gov. *****

(USE BLACK INK)

12-26-23
WHITESIDE COUNTY

LAWRENCE BUILDING CONDOMINIUM ASSOCIATION
% COLLEEN BUCKWALTER
200 EAST KNOX
MORRISON IL 61270

Item 1. Verify that the corporate name is correct.

Item 2. Verify that the name of the registered agent and the address of the registered office are correct. You cannot change the registered agent and/or registered office on the annual report form printed below. In order to change the registered agent and/or registered office, it will be necessary to file with the Secretary of State form NFP 105.10/105.20. Mail the NFP 105.10/105.20, Annual Report and \$5 filing fee TOGETHER in the SAME envelope. This form can be downloaded from our internet web site at www.ilsos.gov. Click on "Departments", then "Business Services" then "Publications and Forms". Items 3(a), 3(b). Verify printed information is correct.

Item 4. Must set forth the names and addresses of all officers and directors of the corporation as of the date of signing. **ILLINOIS CORPORATIONS MUST HAVE AT LEAST THREE (3) DIRECTORS!** If there are additional officers and/or more than three directors, you must attach a list to this report setting forth all other name(s), title(s) and address(es). Please write the file number on all attachments.

Item 5. Please complete this item.

Item 6. Please mark the appropriate box where indicated in response to the following questions:

(a) Is this corporation a **CONDOMINIUM** Association as established under the Condominium Property Act?

(b) Is this corporation a **COOPERATIVE HOUSING CORPORATION** defined in Section 216 of the Internal Revenue Code of 1954?

(c) Is this corporation a **HOMEOWNER'S ASSOCIATION** which administers a Common Interest Community as defined in Subsection (c) of Section 9-102 of the Code of Civil Procedure?

Item 7. Please complete this item.

Item 8. **THIS REPORT MUST BE SIGNED BY A DULY AUTHORIZED OFFICER OF THE CORPORATION!** Please type or print the name and title of the officer signing this report as well as the date of signing.

DETACH AT PERFORATION - DO NOT SUBMIT A PHOTOCOPY

Page #: 006414

1) Corporate Name LAWRENCE BUILDING CONDOMINIUM ASSOCIATION		File Number N 5810-143-5
4) President Name/Address MARTIN ROETER 200 E Knox, Morrison IL 61270		3a) Date of Inc./Qual. 12-08-1994
Secretary Name/Address Amy Robbins 200 E Knox, Morrison IL 61270		3b) State of Inc. ILLINOIS
Treasurer Name/Address Amy Robbins 200 E Knox, Morrison IL 61270		
Director Name/Address John Booker 400 N Cherry, Morrison IL 61270		
Director Name/Address Colleen Buckwalter 200 E Knox, Morrison IL 61270		
Director Name/Address Paul Cunniff 200 E Knox, Morrison IL 61270		
5) Brief Description of the corporation's activities:		
7) Principal Address of the Corporation (Street, City, State, Zip Code) 101 East Third, St, Sterling IL 61081		Year of: 2024
2) Registered Agent % COLLEEN BUCKWALTER 12-26-23 200 EAST KNOX MORRISON IL 61270 WHITESIDE COUNTY		6a) Is this Corporation a CONDOMINIUM ASSOCIATION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 6b) Is this Corporation a COOPERATIVE HOUSING CORP.? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 6c) Is this Corporation a HOMEOWNER'S ASSOCIATION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Under the penalty of perjury and as an authorized officer, I declare that this annual report, pursuant to the provisions of the General Not For Profit Corporation Act, has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

8) Signature **Amy Robbins**
Amy Robbins, Secretary/Treasurer Title **10/29/24** Date

SECRETARY OF STATE ALEXI GIANNOULIAS
STATE OF ILLINOIS

General Not For Profit Corporation Act

ANNUAL REPORT
(Form NFPCAB - Rev. 01/01/2023)

NOTICE

The filing fee is \$10, payable to the "Secretary of State". Add penalty of \$3 if the annual report is late. Enter the total due where indicated below on the annual report.

Definitions: "Anniversary" means that day each year exactly one year or more after:

(1) The date stamped on the Articles of Incorporation filed under Section 102.15 of the General Not For Profit Corporation Act, in the case of a domestic corporation.

(2) The date stamped on the Application for Authority filed under Section 113.20 of the General Not For Profit Corporation Act, in the case of a foreign corporation.

"Anniversary Month" means the month in which the anniversary of the corporation occurs.

CHECKLIST:

Items 4, 5, 6 and 7 have been completed. _____

Item 8 is signed by a duly authorized officer. _____

A check for the total due is enclosed. _____

Write File Number on check. Do not staple or paper clip check to the annual report. _____

RETURN TO:

Alexi Giannoulis, Secretary of State
Department of Business Services
Springfield, IL 62756
Telephone (217) 782-7808
www.ilsos.gov

Restart #: 115452

Corporate Name

LAWRENCE BUILDING CONDOMINIUM ASSOCIATION

File Number	N 5810-143-5
File Prior To:	12-1-2024
FILING FEE	\$10.00
LATE FEE IS \$3.00	
Total Due	10.00

Alexi Giannoulis Secretary of State
Department of Business Services
501 S 2nd Street Rm 328
Springfield IL 62756-5520

581014351215202401300010001

LAWRENCE BUILDING CONDONINIUM ACCOUNT
INCOME AND EXPENSE SUMMARY - CY 2024

Com. State Bank	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses	\$18.00	\$0.00	\$6,584.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00
12/31/23 Balance	\$ 75,360.57	\$ 75,342.57	\$75,342.57	\$68,758.57	\$68,733.57	\$68,733.57	\$68,733.57	\$68,733.57	\$68,733.57	\$68,723.57	\$68,723.57	\$68,723.57

Payments Exceeding \$1,000

March Expenses:	Property & Liability Insurance	\$5,209.00
	Director & Officers Annual Installment	\$1,375.00

Check #1013 to Sec of State dated 12/19/23 for \$18 did not go thru until 1/2/24.



1801 FIRST AVENUE
ROCK FALLS, ILLINOIS 61071
815/625-1110

3210 E. LINCOLNWAY
STERLING, ILLINOIS 61081
815/625-4300

1325 17TH STREET
FULTON, ILLINOIS 61252
815/589-9090

1021 N. GALENA AVENUE
DIXON, ILLINOIS 61021
815/284-8500

220 EAST MAIN STREET
MORRISON, ILLINOIS 61270
815/772-4011

*****AUTO**SCH 5-DIGIT 61254
2685 0.3401 AV 0.545 8 1 304

ATION 10 11 Account Number: *00040649
Statement Date: 12/31/24
Page Number: 1
Items: 0



LAWRENCE BUILDING CONDOMINIUM ASSOCIATION
200 E KNOX ST
MORRISON IL 61270-2809

COUNTY ADMINISTRATOR'S
OFFICE

JAN 6 2025

RECEIVED

Get your account information at your fingertips. Log on to mobile banking, using your on-line banking User ID and password, thru your cell phone and check balances, transfer funds and more. It is easy to manage your finances on the go when you take advantage of Community State Bank of Rock Falls mobile banking. Mobile banking uses the web browser on your cell phone so you can easily and securely pay bills, check your account balances, view your account history, transfer funds, and locate ATMs.

MORE VALUE CK ACCT	**00**00040649	
Previous Balance on 11/30/24		\$ 68,723.57
Current Balance on 12/31/24		\$ 68,723.57
Low Balance for Period was	68,723.57	
Average Collected Balance for Period was	68,723.57	

