The Elm at Clark Condominium Association · Annual Meeting of Owners

# Candidate Information Form

**Name:** Susan Stephens **Unit #:** 1108

**Mailing Address:** 1122 N Clark Street #1108, Chicago, IL 60610

**Reside in the building:** [ ] No [X] Yes — Years: 18 Months: 6

**Computer and email access:** [X] At Home [X] At Work [ ] No access

**Publish my candidate information in the owners' section of the website:** [ ] No -or- [X] Yes

More detail, and the work itself

**elmatclarkhoa.com/campaign**

## Work Experience

- **2022 to present. Senior Manager, Data Engineering & Analytics,** publicly traded, billion-dollar consumer products company. Own the data engineering practice company-wide, including its AI and machine learning work. Accountable for HIPAA compliance and for the governance of very large volumes of personally identifiable information (PII).
- **Co-Founder and Chief Technology Officer, Gazzebo (gazzebo.ai).** AI-powered B2B travel procurement platform and marketplace, designed and architected by me from the ground up. Built to run RFx: structure the requirements, put them to competing suppliers, normalize the bids so they compare on identical terms, score them against criteria agreed in advance. Agentic AI across multiple models. Every comparison carries a risk assessment of the bidder, not price alone.
- **Relay BDC (relaybdc.com),** through a private consulting partnership with Nordic Consulting Group. B2C AI platform for automotive dealerships, built on patented technology that identifies and hijacks consumer traffic at the internet service provider level, leveraging contracts with networks such as Starlink and Xfinity, paired with answer engine and search engine optimization. I developed the architecture and the data infrastructure beneath it.
- **2011 to 2022. Nokia/HERE and HERE Technologies.** Development, engineering and cyber security, to General Data Protection Regulation (GDPR) standards. 2015 to 2016, independent consulting at Information Builders: solution design, engineering, cloud architecture.

Making large sums of money and activity visible, comparable and auditable is my profession. It is also this Association's problem.

## Other Experience

- Board of Directors, 2020 to present. Currently Secretary.
- Commissions: original website review; 8th floor pool deck; construction; hallway, covering the project now beginning. The pool deck furniture package now in service came out of that commission: chaise lounges, fire pits, umbrellas, tables.
- Lake Michigan Beach Owners' Association, financials and technology. Board member, AI start-up. Volunteer, Hospice of Northwest Indiana.
- Resident events with the Management Office: holiday party, summer party, bingo, pumpkin carving.

## Why do you want to serve on the Board of Directors?

Six years in. I want to finish what I started. The most expensive decade in the building's history: roughly $14 million in risers and pipes, $25 million in façade and windows, hallways beginning now. Assessments up about 35% since 2023. That is not overspending. It is the correction for a decade of near-flat assessments while costs rose and reserves fell behind. This board took the unpopular votes. Owners now fund it largely on trust.

Making spending, vendor selection and project status visible and comparable is what I do professionally. This term I built three things for the Association, at no cost to it: a visual companion to the Treasurer's monthly report, drawn from his own figures; a working construction and renovation portal; a modernized owner portal. None adopted. I am running to bring them forward with owners behind them, and to insist every major vendor decision start with a structured comparison months ahead, not weeks.

## Please provide the particular Board activity or area in which you would like to participate:

The budget review commission and a new reserve study. Technology and owner communication. Construction and renovation process. Vendor selection, RFP and contract review. Amenity spaces. Social and community programming. Willing to serve wherever needed.

**Fiber, settled while the hallway scope is still open.** Newer buildings nearby offer fiber to each unit as standard, at symmetric speeds. No walls are coming down. But wall access, new trim or riser work belongs before the new coverings and paint, not cut into finishes we just paid for.

**The LaSalle room.** Already funded in the reserve study: 2027, $25,000. Money allocated, year set. Missing: execution. A projector, real audio and video, cabinet refrigeration, and a design refresh that stops it feeling like a VFW bingo hall.

**No-smoking, brought back properly.** The last attempt failed on terms, not sentiment. I have drafted the terms and split it into three decisions: a common area rule the Board can adopt itself; a unit restriction that belongs to owners, exemption terms written down; sealing and door gasketing riding the hallway project while access is free.

## Please disclose any possible conflict(s) of interest you would have as a Director with any provider of services and/or goods of the Association:

None. Neither I nor any company I own, co-own or work for has bid on or provided goods or services to the Association, and none will while I serve.

Going further than the question asks, because I have built technology for this building and intend to keep doing it. No compensation of any kind, from the Association or anyone else, for creating or maintaining any platform I have built here, and none will be accepted. No invoice for my labor, from me or any company I am part of. If the Association adopts any of it, the only cost is actual pass-through: compute, hosting, third-party services. At cost, with documentation, approved like any other expenditure.

## Please disclose any possible conflict(s) of interest you would have as a Director:

None. Not a licensed realtor. No interest in any transaction involving units in this building.

I am the legal owner of the above referenced unit(s). I hereby request that my name be placed in nomination as a candidate for election as a Director of The Elm at Clark Condominium Association. By signing this form, I hereby consent to the distribution and posting of the above information to all unit owners of The Elm at Clark Condominium Association. I know of no reason at this time that, if elected, I would not be able to attend at least nine (9) monthly meetings of the Board during each fiscal year.

**Signature:** _____ **Date:** _____