

## Candidate Application for Skybridge Board of Directors

Please complete the following information to be included as a candidate for Director of the Skybridge Condominium Association.

I, \_\_\_\_\_, being the Owner of Unit(s) \_\_\_\_\_ at 737 W Washington Blvd. submit my name as a candidate for election to the Board of Directors.

Occupation: \_\_\_\_\_

Experience, background or training that would be useful to the Association:

I would like to be a member of the Board of Directors of The Skybridge Condominium Association for the following reason(s):

Specifically, I would like to implement the following goals for the Association:

Resume or addendum attached: \_\_\_yes \_\_\_no

Signature of Applicant: Ryan Schum Date: \_\_\_\_\_

**Candidate Application for Skybridge Board of Directors**  
**Ryan Schommer**

October 1, 2024

**Experience, background or training that would be useful to the Association**

I have been an interior designer for 20 years in Chicago, with an MFA in Interior Architecture from the School of the Art Institute of Chicago. I am currently Senior Director at an internationally renowned, award winning interior design/branding/procurement firm that specializes in the hospitality industry (primarily hotels and multi-family projects). In addition to my experience with hotels, I have extensive experience with multi-family developments in both the condo and rental markets. I lead the notable conversation for the Tribune Tower Residences here in Chicago. In addition to a proficiency in design and project management, I have valuable expertise in design/construction standards, building systems; bidding, negotiating, and working with contractors and trades; operational standards for multi-unit properties, creating standard operating procedures (SOPS) and best practices in project management; complex budget estimating and forecasting; and professional and consultant fee/rate structures. I lead a team of designers and project managers, while collaborating daily with clients' project managers, architects, engineers, and property managers/operators. In addition to designing for our clients' budgets, I manage and write contracts, fees, revenue, and operational budgets within my firm.

Prior to leading complex, hospitality-focused design and construction projects, I was a project manager in Building Services for a growing local community bank, where I also gained valuable exposure to the financial industry in addition to design and project management.

Prior to moving to Skybridge, my husband and I owned and resided at a condo in another FirstService Residential managed, 355-unit, historic building in the South Loop for 16 years. There I served on the Board of Directors for 10 years — serving as Treasurer for 1 year and Board President for 9 years. During my tenure on the board, we took on a wide variety of very complex legal, building system and structure, staffing, management, and commercial-owner issues. Difficult decisions regarding budgets, legal action and maneuvers, major projects and capital improvements, and special assessments were all part of this challenging work. It was rewarding to build community, trust, and confidence with the other 354 unit owners, while systematically improving our physical and fiscal conditions at the property. We established a long-range strategy to improve our property values, operations, finances, and quality of living experience and service, and delivered consistently in partnership with management and trusted vendors and advisors.

**I would like to be a member of the Board of Directors of The Skybridge Condominium Association for the following reason(s)**

I see the need for change, and opportunities for real improvement based on the experiences and rising costs at Skybridge — most recently during the past 2 budget seasons and current special assessment. I have the necessary condo association board experience paired with my professional experience to offer a new perspective and advanced skillset for Skybridge. I see a need for transparency and strategic pragmatic planning to protect our investments and overall property values. I can leverage my industry knowledge to reset and raise expectations while controlling costs.

*(Continues on next page)*

**Candidate Application for Skybridge Board of Directors**  
**Ryan Schommer**

*(Continued)*

**Specifically, I would like to implement the following goals for the Association**

- Create a strategic plan and vision that helps guide planning and board decisions.
- Reassess the budget structure, including creating an operating reserve as well as a capital reserve to better manage projects and capital expenditures.
- Create phased capital project planning without deferring critical maintenance.
- Follow proper and best practices for decorum, conducting open and transparent Board business whenever possible.
- Ensure proper Board procedure and etiquette is followed to allow for full participation by all board members in the discussion and voting process.
- Exhausting the bid analysis/negotiating process for capital projects, but also for all current and future contracts, including building management. Establish an expectation for finding cost savings and thoughtful spending.
- Reset expectations of customer service with Management staff.
- Reevaluate and reset maintenance programs, checklists, and SOPs.
- Mitigate risks of major decisions negatively affecting home values, ability to refinance or sell units. Subsequently, ensure all expenditures are maintaining AND enhancing our property values.
- Regain trust in the Board process and its governing members.
- Provide significant shift in tone — foster a sense of community, support, and positive engagement for all owners. Conduct business and operations with respect for others.
- Reevaluate the resident's experience living at Skybridge, from owning to renting, including physical and service elements that need improvement.
- Regain pride in our building and investments in Skybridge.