

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION  
MONTHLY BOARD OF DIRECTORS MEETING**

**Thursday, November 12, 2020**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, November 12, 2020 by teleconference due to the pandemic. The following were present:

Karen French, President  
Gail Glowacki, Vice President  
Holly Kapitan, Treasurer

Kathryn Basden, Secretary  
Steve Elmore, EPI

**I. CALL TO ORDER**

The meeting was called to order at 7:17 pm by Karen French.

**II. OPEN FORUM**

**III. APPROVAL OF THE MINUTES**

***Motion by Holly Kapitan to approve the minutes of the September 10<sup>th</sup> meeting. Secinded by Karen French. Motion unanimously approved.***

**IV. MANAGEMENT REPORT**

**2021 Budget –**

***Motion by Gail Glowacki to approve the 2021 budget with a 2% increase. Secinded by Holly Kapitan. Motion unanimously approved.***

**Pool Repair Project** – The Board received the report showing the poor condition of the pools. Discussion was held regarding the options for repair and the associated costs. The decision was tabled until the Board receives the cost for the electrical and pool lines. Management will email the quotes to the Board for their review upon receipt.

**Concrete Replacement** – Replacement work has been completed for 2020.

**Gutter Cleaning** – Clean has been completed

**Landscaping Bid Specifications** – The landscape/snow removal contract expires on 3/31/21. Management recommended the Board go out for bid at this time. The Board approved the specifications with the grub treatment bid separately.

**Water Usage** – An inspection has been set up for November 30<sup>th</sup> for the 400 building since it is the only one with any variance.

**INSPECTION REPORT** – Steve Elmore reviewed the inspection report with the Board.

**V. ADJOURNMENT**

*Motion by Karen French to adjourn the meeting at 8:08 pm. Seconded by Holly Kapitan. Motion unanimously approved.*

*Respectfully Submitted,  
EPI Management Company, LLC*