

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Thursday, September 19, 2023**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, September 19, 2023 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French
Gail Glowacki
Lester Gurtler
Holly Kapitan

Tony Clemente
Sharon Stepek
Mark Stevens, EPI Management

HOMEOWNER FORUM

Homeowners discussed the tax appeal, landscaping issues and exterior lighting.

I. CALL TO ORDER

The meeting was called to order at 7:04 PM by Karen French.

II. APPROVAL OF MINUTES

Motion by Karen French to approve the minutes of the July 11, 2023 meeting as corrected. Seconded by Gail Glowacki. Motion unanimously approved.

III. TREASURER'S REPORT –

Management will check on completion of the audit.

IV. MANAGEMENT REPORT

- A. 2024 Budget** – The Board discussed ways to reduce expenses to avoid a large increase and keep the assessments lower for homeowners. Insurance is the highest expense. The Board agreed to a 3.8% increase in assessments. Management will send the revised budget to the Board before sending it to homeowners and will include a letter notifying homeowners that the Board is working to lower insurance costs as well as other costs to keep the assessments lower. The Board requested Management do a better job monitoring the move in/move out fees.
- B. Pool Status** – Aqua Guard is scheduled to install the drains this week and a dry inspection will take place next week. The pool will have an early inspection in the spring in order to open by Memorial Day. The engineering, permits and work by Aqua Guard will be covered by the \$26,000 withheld from the previous pool company.
- C. Insurance** – Insurance costs have greatly increased due to the recent reclassification of the buildings to wood frame. Management received a letter from the Village stating that the buildings are flexicore/masonry to use to address with the insurance company that the

buildings are not wood frame buildings. This will hopefully reduce the insurance premium. Liability claims and normal costs are also making the premium higher.

- D. Replacement of Pool Gates** – Bids were received to replace the pool gates. Management will check specifications to make sure the contractor is aware that some type of key lock system has to go in the gate. The Board wants the installation done before winter.

Motion by Karen French to accept the bid to replace the boundary fence along with the lock system. Seconded by Les Gurtler. Motion unanimously approved.

- E. Sealcoating** – The Board directed Management to get three bids for sealcoating to be done in the spring. Road replacement will be done soon and go out for bid.
- F. Exterior Painting** – The cost of exterior painting should be less than last year since the trim has been replaced.
- G. Dryer Vent Cleaning** – The work has been approved and should be done soon.
- H. Carpet Cleaning** – Carpet cleaning was completed and the Board was pleased with the new company.
- I. Bridges** – Bridges on the property are being repaired.
- J. Gutter Inspection** – Management will conduct a gutter inspection.
- K. Ponding on Sidewalks** – Ponding on the sidewalks is caused by drainage, gutters and landscaping.
- L. Major Infrastructure Repairs Done in Recent Years** –
Asphalt parking lot replacement
Sealcoating
Roof Repairs
Concrete stoop replacement
Lighting inside and outside
Security doors replaced
Carpet cleaning/dryer vent cleaning/tuckpointing/garage coach lights
All common area windows
Painting – trim and stucco

VI. ADJOURNMENT

The meeting was adjourned at 8:47 pm to Executive Session.

*Respectfully Submitted,
EPI Management Company, LLC*