

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION**  
**MONTHLY BOARD OF DIRECTORS MEETING**  
**March 19, 2024**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, Tuesday, March 19, 2024 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French  
Gail Glowacki  
Les Gurtler  
Sharon Stepek

Holly Kapitan  
Tony Clemente  
Mark Stevens, EPI Management

**I. CALL TO ORDER**

The meeting was called to order at 7:13 pm by Mark Stevens.

**II. ELECTION OF OFFICERS**

Gail Glowacki – President  
Karen French – Vice President  
Holly Kapitan, Treasurer  
Tony Clemente - Secretary

**HOMEOWNER FORUM**

Homeowners discussed assessments and a leak into another unit.

**III. APPROVAL OF MINUTES**

*Motion by K. French to approve the minutes of the January 16, 2024 meeting. Seconded by T. Clemente. Motion unanimously approved.*

**IV. TREASURER'S REPORT** – H. Kapitan reported that the insurance rates have been lowered due to the reclassification of the buildings to masonry.

**V. MANAGEMENT REPORT**

**A. Pool Status** – M. Stevens reported that the pool gates were installed on 3/15 and parts have been ordered for the cylinders in the door. The pool will be filled as soon as possible in order to have the County inspection done early in case there are problems to fix.

**B. Insurance** – M. Stevens reported that he has provided an outline to the Board detailing the insurance policy information with Greater New York. Previous premium was \$200,000; new premium is \$107,101.

*Motion by L. Gurtler to approve the insurance with Greater New York with an annual premium of \$107,101. Seconded by H. Kapitan. Motion unanimously approved.*

**C. 13615 Lamon** – M. Stevens reported that a new main shut off valve to the building needs to be installed as the existing one is leaking.

*Motion by K. French to approve the installation of the main shut off valve to building 13615 Lamon by Difoggio Plumbing at a cost of \$1,285. Seconded by G. Glowacki. Motion unanimously approved.*

**D. Roof Replacement** – M. Stevens reported that specifications were sent out for roof replacement at the 600 building and three quotes were received. The Board directed Management to get a quote from SMS and send the specifications to the Board.

**E. Exterior Painting** – M. Stevens reported that he will get additional quotes for exterior painting and check what Medrano charged in 2023.

## **VI. RULE APPEALS**

Unit 614 – Camera doorbell on the masonry; no exterior modification request. Violation, fine, removal – unanimous Board approval.

## **VII. ADJOURNMENT**

The meeting was adjourned at 8:02 pm to Executive Session.

Executive Session was closed and returned to the meeting.

*Motion by L. Gurtler to waive the census fine for unit 511 if the 2024 census is on file and waive one-half of the late fees once all back assessments are paid. Seconded by K. French. Motion unanimously approved.*

The meeting was adjourned at 8:56 pm.

*Respectfully Submitted,  
EPI Management Company, LLC*