

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION  
MONTHLY BOARD OF DIRECTORS MEETING  
Tuesday, January 16, 2024**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, January 16, 2024, at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French  
Gail Glowacki  
Lester Gurtler

Sharon Stepek  
Tony Clemente  
Mark Stevens, EPI Management

**I. CALL TO ORDER**

The meeting was called to order at 6:58 pm by K. French.

**HOMEOWNER FORUM**

Homeowners discussed the problem with mice in the building. Owners are also hearing noises in the attic from squirrels or raccoons.

**II. APPROVAL OF MINUTES**

*Motion by K. French to approve the minutes of the November 21, 2023 meeting as presented. Seconded by G. Glowacki. Motion unanimously approved.*

**III. TREASURER'S REPORT** – The report will be presented at the next meeting since the Treasurer was absent.

**IV. MANAGEMENT REPORT**

**A. ACH** – The ACH payment should be deducted for the January assessment.

**B. Tax Appeal** – The Association has a standing arrangement with the attorney to reassess and appeal the taxes. This year the taxes are lower than average in the area and will not be appealed.

**C. Pool Status** – M. Stevens reported that the inspector will come out in early spring to inspect so any changes can be addressed to allow the pool to open on time.

*Motion by S. Stepek to approve the pool contract with AquaGuard. Seconded by G. Glowacki. Motion unanimously approved.*

**D. Insurance** – Management will get quotes for the property and D&O insurance. The Board is anticipating a lower premium since the buildings were corrected to masonry.

**E. Pool Gate Repair** – The repair for the pool gates will begin at the end of January. There is currently a mesh over the opening and a sign will be installed “Warning Do Not Enter”.

**F. Sealcoating** – M. Stevens received quotes for sealcoating, crack filling and striping from Seal Rite and Pavement Systems.

*Motion by K. French to approve sealcoating by Seal Rite. Seconded by G. Glowacki. Motion unanimously approved.*

**G. Roof Replacement** – Management will get bids for the 24 unit Building 600.

**H. Exterior Painting** – The painting is 70% done by Toby and he will continue this year.

**I. Interior Painting** – Dave is painting the inside hallways during the winter.

**J. Carpet Cleaning** – M. Stevens received a bid from Bulldog for \$5,200. The Board asked for a 3-year contract for carpet cleaning twice a year taking 1% increase after one year and then holding the cost.

*Motion by S. Stepek to approve the carpet cleaning by Bulldog. Seconded by T. Clemente. Motion unanimously approved.*

**VI. ADJOURNMENT**

*The meeting was adjourned at 7:30 pm to Executive Session.*

*Respectfully Submitted,  
EPI Management Company, LLC*