

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

**Thursday, March 11, 2021**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, March 11, 2021 by teleconference due to the pandemic. The following were present:

Lester Gurtler, Director  
Holly Kapitan, Treasurer

Kathryn Basden, Secretary  
Steve Elmore, EPI

**I. CALL TO ORDER**

The meeting was called to order at 7:00 by Steve Elmore.

**II. OPEN FORUM**

**III. APPROVAL OF THE MINUTES**

*Motion by Holly Kapitan to approve the minutes of the January 14th meeting. Seconded by Les Gurtler. Motion unanimously approved.*

**IV. TREASURER'S REPORT**

*Motion by Holly Kapitan to approve the February 2020 financials. Seconded by Les Gurtler. Motion unanimously approved.*

**V. MANAGEMENT REPORT**

**Pool Repair Project** – Cost to repair the cracks in the main pool is \$9,000. Cost to repair the cracks in the wading pool and replaster it is \$17,500. The Board chose the option to install a bond coat to the pool once it is replastered and then repaint it at a cost of \$26,500.

*Motion by Les Gurtler to accept the proposal to repair the main pool and wading pool, install a bond coat and repaint at a total cost of \$53,000. Seconded by Katie Basden. Motion unanimously approved.*

The sand base on the pool deck needs to be removed down to 12” and 8” of crushed stone installed and compacted before the concrete is poured. Cost to remove the sand is approximately \$2,500 - \$3000.

**Landscaping Bids –**

The Board reviewed the 6 bids received for the 2021 landscaping season. The bids were as follows:

Acres - \$9464.00  
Atrium - \$24,000  
Beary – \$11,200  
Camphouse –\$11,400  
Hartman - \$39,128  
Siebert - \$12,160

***Motion by Les Gurtler to approve Beary Landscaping for landscaping. Seconded by Holly Kapitan. Motion unanimously approved.***

**Green Electric** – Proposal by Green Electric to replace exterior building and parking lot light fixtures with LED fixtures. Cost of the project is \$16,000 and ComEd will pay \$12,750. The Board will need to choose the fixtures that will be installed (fixture types are determined by ComEd).

***Motion by Les Gurtler to accept the Green Electric contract for exterior light replacement on the property using subsidies from ComEd and the Board choosing the fixtures. Seconded by Holly Kapitan. Motion unanimously approved.***

#### **Carpet Cleaning –**

The test carpet between Q’s Cleaning and Suburban Chem-Dry was conducted with the result that both firms did a good job.

The Board reviewed the three bids:

Brower	\$6500.00
Q’s	\$3664.96
Suburban	\$4680.00

***Motion by Holly Kapitan to approve Q’s Cleaning Service for carpet cleaning. Seconded by Katie Basden. Motion unanimously approved.***

**Concrete Replacement** – Management will get bids for the replacement of the 600 building front entry stoop.

**Tax Appeal** – The attorney has not received anything from the County yet and did not anticipate anything until June 2021.

**Annual Meeting** – The meeting was scheduled for May 13<sup>th</sup> at the clubhouse and will be done in person with compliance with Phase 4 conditions. The meeting will start at 7PM after which the Board will hold its normal meeting.

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

## **V. ADJOURNMENT**

***Motion by Les Gurtler to adjourn the meeting to Executive Session.***

*Motion by Holly Kapitan to adjourn the meeting at 8:25 pm. Seconded by Les Gurtler.  
Motion approved.*

*Respectfully Submitted,  
EPI Management Company, LLC*