

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Thursday, November 21, 2023**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, November 21, 2023 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French
Gail Glowacki
Lester Gurtler

Holly Kapitan
Sharon Stepek
Mark Stevens, EPI Management

I. CALL TO ORDER

The meeting was called to order at 7:20 pm by Gail Glowacki.

HOMEOWNER FORUM

Homeowners discussed the ACH assessments and access to the portal. ACH participants will receive a letter regarding the ACH payments that have not been pulled in October and November due to issues with the current bank. A homeowner discussed hearing scratching sounds in the attic which are probably from squirrels or raccoons.

II. APPROVAL OF MINUTES

Motion by K. French to approve the minutes of the September 19, 2023 meeting as corrected. Seconded by G. Glowacki. Motion unanimously approved.

III. TREASURER'S REPORT –

IV. MANAGEMENT REPORT

A. 2024 Budget – The error in Miscellaneous Expense for \$10,000 was not corrected. Management will correct the error and email the budget to the Board.

Motion by H. Kapitan to conditionally accept the 2024 budget with approval given by email after the Board receives final information. Seconded by K. French. Motion unanimously approved.

B. Pool Status – M. Stevens reported that the pool drains were installed and passed the inspection. The inspector will come out in early spring to inspect again so any changes can be addressed to allow the pool to open on time.

C. Insurance – Management received a quote from a new company since the buildings were corrected to masonry. K. French will contact the current company to get a new quote to reduce the premium going forward and ask for a reduction in the current premium.

D. Sealcoating – M. Stevens reported that he received two quotes for sealcoating and will get additional quotes.

- E. Wood Replacement** – M. Stevens reported that he is getting additional quotes for wood replacement.
- F. Exterior Painting** – M. Stevens reported that he is getting quotes for exterior painting.
- G. Dryer Vent Cleaning** – M. Stevens reported that letters were sent to homeowners who have not completed dryer vent cleaning.
- H. Carpet Cleaning** – M. Stevens reported that he received a bid from Bulldog for \$5,200. The Board directed Management to ask Bulldog for a 3-year contract for carpet cleaning twice a year taking 1% increase after one year and then holding the cost.
- I. Ponding on the Sidewalk** – M. Stevens will meet with the contractor recommended by L. Gurtler regarding the ponding issue by the building.
- J. Garage Numbers** – Discussion was held regarding changing the numbers on the garages back to the correct numbers. The Board directed Management to order the numbers.

VI. ADJOURNMENT

The meeting was adjourned at 7:52 pm to Executive Session.

*Respectfully Submitted,
EPI Management Company, LLC*