

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Thursday, May 21, 2024**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:02 pm, May 21, 2024 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Gail Glowacki
Karen French
Lester Gurtler

Sharon Stepek
Tony Clemente
Mark Stevens, EPI Management

I. CALL TO ORDER

The meeting was called to order at 7:02 pm by G. Glowacki.

HOMEOWNER FORUM

No homeowners were present at the meeting.

II. APPROVAL OF MINUTES

Motion by K. French to approve the minutes of the March 19, 2024 meeting as presented. Seconded by T. Clemente. Motion unanimously approved.

III. TREASURER'S REPORT – No Treasurer's Report was given.

IV. MANAGEMENT REPORT

A. Pool – M. Stevens reported that Management is waiting for the license to be released.

B. Exterior Painting – M. Stevens reported that he has received two quotes for exterior painting. The Board directed Management to ask Medrano to lower their quote to their target cost of \$70,000 but agreed they will accept \$79,620 if he does not lower it.

C. Roof Replacement – M. Stevens reported that he received two quotes for roof replacement. The Board directed Management to ask SMS to reduce their bid to match the lowest bid of \$58,000.

D. Water Leak – The Board agreed to repair the damage from the water leak and charge back to the unit owner since the unit owner and insurance company have not resolved the issue.

Motion by Les Gurtler to repair the water leak in unit 118 and charge back the unit owner of 122. Seconded by Tony Clemente. Motion approved. K. French abstained.

E. Carpet Cleaning – M. Stevens reported that he is scheduling.

F. Sealcoating – M. Stevens reported that he is scheduling.

V. **ADJOURNMENT**

The meeting was adjourned to Executive Session at 7:30 pm. The meeting was resumed at 7:50 pm.

Motion by K. French to reverse the census card fine for unit 814. Seconded by T. Clemente. Motion unanimously approved.

Building 100 – The Board directed Management to send notice to the unit owner to remove and dispose of the brick paver wall, clean out the area and return it to the original state.

The meeting was adjourned at 7:51 pm.

*Respectfully Submitted,
EPI Management Company, LLC*