

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

Thursday, July 8, 2021

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, July 8, 2021 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French, President
Gail Glowacki, Vice President
Lester Gurtler, Director

Judi Gramza, Director
Sharon Stepek, Director
Steve Elmore, EPI

I. CALL TO ORDER

The meeting was called to order at 7:12 by Karen French.

II. OPEN FORUM

III. APPROVAL OF THE MINUTES

Approval of the minutes was tabled until the next meeting.

IV. TREASURER'S REPORT

Approval of the June 2021 financials was tabled until the next meeting.

V. MANAGEMENT REPORT

Roof Repair - 300 Building -

Motion by Karen French to approve the proposal by SMS for roof repair. Seconded by Sharon Stepek. Motion unanimously approved.

Audit –

Motion by Les Gurtler to accept the proposal by Kibler Associates for the 2020 audit at a cost of \$4,500. Seconded by Karen French. Motion unanimously approved.

Landscaper – The Board is unhappy with the work by the landscapers. Steve Elmore will ask other Managers for a recommendation based on their experience at other properties. Steve and Les will visit properties to see their work.

Delinquencies – At this time, Management is doing small claims for breach of contract. Anyone who is behind more than two months has been turned over to the attorney.

Pool Repair Project – Concrete has been completed. The pool needs to be waterblasted, plastered, painted and filled. Fencing will be installed prior to the pool being filled.

Concrete Replacement – Steve Elmore and Les Gurtler determined that no other stoops need to be replaced. The money for the stoops will be used for sidewalk replacement.

Carpet Cleaning – The contractor cleaning the carpet missed building 300 and 600 and will return to finish those buildings.

Green Electric – Work to replace the exterior building and parking lot light fixtures with LED is 50% complete.

Census Cards/Fines – Will be discussed during Executive Session.

Guardian Raccoon Trapping – Management will post notices to remind residents to close the garbage can lids. Steve Elmore will check into getting new garbage cans.

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

Garage Doors – Steve Elmore will do an inspection of the garage doors and take pictures of those in poor condition. Steve will get bids for those that need to be painted.

Landscape – The Board discussed ways to remove the rotted timbers in front of the gas meters.

V. **ADJOURNMENT**

The meeting was adjourned at 7:52 pm.

*Respectfully Submitted,
EPI Management Company, LLC*