

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Thursday, July 11, 2023**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, July 11, 2023 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French
Gail Glowacki
Lester Gurtler
Holly Kapitan

Tony Clemente
Sharon Stepek
Katie Basden
Mark Stevens, EPI Management

I. CALL TO ORDER

The meeting was called to order at 8:00 pm by Karen French.

II. HOMEOWNER FORUM

III. APPROVAL OF MINUTES

Motion by Tony Clemente to approve the minutes of the May 11, 2023 meeting. Seconded by Gail Glowacki. Motion unanimously approved.

III. TREASURER'S REPORT –

No report was given.

IV. MANAGEMENT REPORT – presented by Mark Stevens

A. Pool Status – Management is waiting on permits from the State of Illinois. \$26,000 was held back from the prior pool company and will be used for anything the state requires.

B. Camera Installation – Homeowners must submit a modification form to receive approval on camera location. The camera must be black and installed using Velcro or clamps. No screws or nails can be used and nothing can be attached to the brick or window.

C. Replacement of Pool Gates – Bids were received to replace the pool gates. Additional bids will be requested.

D. Dryer Vent Cleaning – Bids were received for dryer vent cleaning. There are some problems with dryer vent configurations that make them difficult to clean. Lint Fighters agreed that they will clean all the vents.

Motion – Motion by Karen French to approve Lint Fighters for cleaning all dryer vents including those labeled problematic. Seconded by Les Gurtler.

E. Carpet Cleaning – M. Stevens reported that the prior company is no longer cleaning carpets. The Board will approve Bulldog Carpet Cleaning for 2023 and get bids from an additional company for 2024.

Motion – Motion by L. Gurtler to approve a one-year contract for carpet cleaning with Bulldog Carpet Cleaning. Seconded by G. Glowacki.

F. Parking Lot Sealcoating – M. Stevens reported that bids have not been received to date. This is a 2024 project.

G. Exterior Painting – Cement board is currently being replaced. Management will send out bids for painting which is a 2024 project.

VI. ADJOURNMENT

The meeting was adjourned at 8:55 pm to Executive Session.

*Respectfully Submitted,
EPI Management Company, LLC*