

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION**  
**MONTHLY BOARD OF DIRECTORS MEETING**  
**Thursday, November 10, 2022**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 6:59 pm, November 10, 2022 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French  
Gail Glowacki  
Lester Gurtler

Sharon Stepek  
Scott Adler, EPI

**I. CALL TO ORDER**

The meeting was called to order at 6:59 pm by Karen French.

**II. OPEN FORUM**

Homeowner asked about the increase in the budget. Karen French stated the fire that devastated a unit and caused a 25% increase in insurance. Karen French stated the policy was sent out for bid twice, and the Board decided to split the increase between the homeowners and balance from Reserves. Karen French explained the Association's carrier subrogated against the homeowner's policy for the damage. Karen French also explained the increase in insurance coverage was not due to only the fire claim but also a death claim and slip and fall liability claims. The homeowner requested a copy of the Loss Runs for the Association. Karen French instructed Management to provide the homeowner a copy of the Association's Loss Runs.

Homeowner questioned the proposed assessment increase. Karen French stated the increase would be explained further during the meeting.

Homeowner questioned the increase in the 2023 assessment amount. The Board of Directors discussed the material, labor, and insurance increases that have caused the increase in the assessment.

**III. APPROVAL OF MINUTES**

*Motion by Karen French to approve the minutes of the September 8<sup>th</sup> meeting. Seconded by Lester Gurtler. Motion unanimously approved.*

**IV. TREASURER'S REPORT**

The Treasurer's Report was tabled due to the Treasurer not being present.

**V. MANAGEMENT REPORT**

**2023 Budget** – A virtual meeting will be set up to approve the 2023 budget in December.

**Cement Stoops** – Management provided confirmation Frazier Concrete completed the replacement of the stoops at the 500 and 600 building. Management recommended the Board of Directors review the projects to be completed in 2023 such as roof replacements, sealcoating, and concrete replacements. The Board of Directors indicated these projects will be discussed at the next meeting.

**Inspection Report** – The Board of Directors reviewed the Inspection Report and discussed the repairs and violations noted.

**Clear Cutting of Trees** – The Board of Directors discussed the clear cutting of the trees on the north side of the property by the adjoining property owner.

V. **ADJOURNMENT**

*The meeting was adjourned to Executive Session to discuss pool issues.*

*The meeting was adjourned at 7:29 pm.*

*Respectfully Submitted,  
EPI Management Company, LLC*

## EXECUTIVE SESSION

Discussed Dana Pools and amount that they are billing the Association. It was agreed to make sure that repairs to the pool are made, agree on amount due and use damages to offset to what the Association owes.

Need to figure out what amount the Association disputes and a correct report on what needs to be done. Defer to attorney on the matter.