

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Monday, September 16, 2024**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:01 pm, September 16, 2024 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French
Lester Gurtler
Sharon Stepek

Tony Clemente
Mark Stevens, EPI Management

I. CALL TO ORDER

The meeting was called to order at 7:01 pm by President Glowacki.

HOMEOWNER FORUM

Owners discussed handicapped spaces, violations, balcony lights, neighbor issues,

II. APPROVAL OF MINUTES

Motion by K. French to approve the minutes of the July 16, 2024 meeting as presented. Seconded by L. Gurtler. Motion unanimously approved.

III. TREASURER'S REPORT

The financial report was tabled until the next meeting.

IV. MANAGEMENT REPORT

- A. Pool** – M. Stevens reported that the pool has been winterized. The motor was rehabbed, reinstalled and tested.
- B. Corporate Transparency Act** – This law requires that anyone who serves on the Board has to submit a form with their name, address and a copy of their driver's license to the SEC by the end of the year. M. Stevens recommended the Board have the attorney submit the paperwork.
- C. Roof Hail Damage** – Discussion was held regarding having the roofer working on the property inspect the roofs for hail damage. The Board also discussed replacing the garage roofs on a schedule.
- D. Dryer Vent Cleaning** – M. Stevens reported that dryer vent cleaning will be scheduled on Monday-Wednesday. If unit owners need to schedule on Saturday, they will make their own arrangements and pay the surcharge.
- E. Painting** – The 500 building has been completed and they have started on the 600 building.

F. Carpet Cleaning – M. Stevens reported that carpet cleaning will be done next week. Notices have been posted and Jenny will send an email blast.

G. 2025 Budget – The Board agreed to a 2% increase to fund the Reserve account.

V. ADJOURNMENT

The meeting was adjourned at 8:40 pm.

*Respectfully Submitted,
EPI Management Company, LLC*