

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

Thursday, May 12, 2022

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, May 12, 2022, at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French
Gail Glowacki
Lester Gurtler

Holly Kapitan
Sharon Stepek
Steve Elmore, EPI

I. CALL TO ORDER

The meeting was called to order at 7:15 by Karen French.

II. OPEN FORUM

III. APPROVAL OF THE MINUTES

Motion by Gail Glowacki to approve the minutes of the March 10, 2022, meeting. Seconded by Karen French. Motion unanimously approved.

IV. TREASURER'S REPORT

Approval of the April 2022 financials was tabled until the next meeting.

V. MANAGEMENT REPORT

Pool Status – Steve Elmore reported that the pool is scheduled to open on time on Memorial Day.

Fire Loss – Steve Elmore reported that no occupancy permit has been issued yet for unit 104 pending final inspection.

Motion by Karen French to charge the \$10,000 deductible back to the unit owner. Seconded by Holly Kapitan. Motion unanimously approved.

Management Contract – Steve Elmore reported that the revised management contract is attached for the Board's records. On page 4, #10, c3, the first line was changed to Article 10. Steve Elmore also made the Board aware of the cost for the public adjuster to be used for an event such as the recent fire as the managing agent is not licensed to adjust fire losses.

Best of Crestwood Award – The Association won this award as winner in the Association category.

Landscape Contract – The Board discussed landscaping options for the property.

Motion by Karen French to approve core aeration, fertilization, topsoil and seed by South Side Lawn Care at a cost of \$5,000 and \$2,500 for the second phase contingent upon approval of first phase by the Board. Seconded by Gail Glowacki. Motion unanimously approved.

Dumpster Fine – The contractor was charged \$200 for personal garbage that was dumped in the construction dumpster. The unit owner will be charged back for the fine that ignored the signage on the dumpster not to deposit personal refuse in the container.

Lighting – Neighbors have complained that the lights are too bright. Management is waiting for a response from the Village for the number of candles allowed by code. A meter can measure the number of candles and a diverter may need to be added to the lights.

Concrete – Management received one bid for stoop replacement which includes the brick work on the side of the stoop. Additional bids would be presented at the July 2022 meeting.

Motion by G. Glowacki to approve stoop replacement by Frazier at a cost of \$7500.00 per stoop and \$40 per square foot of concrete replaced. Seconded by Karen French. Motion unanimously approved.

Sealcoating – Management has sent out the sealcoating bid specs for review by the Board at the July meeting.

V. **ADJOURNMENT**

The meeting was adjourned at 8:07 pm.

*Respectfully Submitted,
EPI Management Company, LLC*