

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Thursday, July 16, 2024**

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

Karen French
Lester Gurtler
Holly Kapitan

Sharon Stepek
Tony Clemente
Mark Stevens, EPI Management

I. CALL TO ORDER

The meeting was called to order at 7 pm by Gail Glowacki.

HOMEOWNER FORUM

No homeowners were present at the meeting.

II. APPROVAL OF MINUTES

Motion by K. French to approve the minutes of the May 21, 2024 meeting as presented. Seconded by S. Stepek. Motion unanimously approved.

III. TREASURER'S REPORT

H. Kapitan stated that she received check detail for 4/23 and 6/23. M. Stevens will forward her the check detail for 4/24 and 6/24.

Management will work on the budget for the next meeting. The budget will be presented to the Board in September, sent to owners in October and vote in November. M. Stevens and L. Gurtler will look at patios and areas with standing water as possible projects in 2024.

IV. MANAGEMENT REPORT

A. Pool – M. Stevens reported that Management is trying to schedule the inspection to be done in the fall to avoid problems in the spring.

B. Handicapped Space – Unit 806 requested a handicapped parking space and presented copies of the placard and application to Management. A work order will be issued to Dave.

Motion by K. French to approve a handicapped space for unit 806. Seconded by S. Stepek. Motion unanimously approved.

C. Sealcoating – Sealcoating is scheduled for 8/14 & 8/21. Discussion was held regarding having the work done on three days instead of two days because of parking. Management will discuss sealcoating on three days with the contractor. Residents will be notified that cars that are not moved will be towed and what the cost of towing will be.

D. Carpet Cleaning – M. Stevens reported that carpet cleaning has been scheduled and Dave to post notices.

E. Roof Replacement – M. Stevens reported that the roof will be done middle to end of May by Suburban Maintenance. Discussion was also held regarding hail damage and the roofs will be inspected for damage.

V. ADJOURNMENT

The meeting was adjourned at 8:27 pm.

*Respectfully Submitted,
EPI Management Company, LLC*