

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION**  
**MONTHLY BOARD OF DIRECTORS MEETING**  
**Thursday, September 8, 2022**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, September 8, 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 7:00 pm by Karen French.

**II. OPEN FORUM**

Homeowner asked if she can rent a room in her unit. Management will send to the attorney.

Neighbors asked about reserving a handicapped spot for a unit owner that had serious health problems. They were informed to contact EPI for a tow if someone is parked in the spot without a handicapped sticker or plate. A tow sign will be put on the sign. Residents can come before the Board and request a specialized sign in writing based on need. Violators will be towed signs will be installed. The Board directed Management to check declarations to see if they have to do a warning before towing.

**III. 2023 BUDGET**

Management is waiting for a response from an additional carrier before determining the premium. If it goes to a secondary insurance carrier, the premium could be increased by double or more of the current premium.

*Motion by Les Gurtler to accept the budget as written with the exception of notification on the actual amount for property insurance and any 2022 surplus to be applied. Seconded by H. Kapitan. Motion unanimously approved.*

**IV. TREASURER'S REPORT**

The Treasurer reported on the Association's Balance Sheet and Profit and Loss Statement through the year to date.

**V. MANAGEMENT REPORT**

**Pool Issue** – Will be discussed during Executive Session.

**FHA Certification –**

*Motion by Les to postpone the decision on FHA certification until next year. Seconded by H. Kapitan. Motion unanimously approved (Note that this involved whether or not to pay a fee to the Association's attorney to file for FHA certification which makes it easier to sell units through the government).*

**Sealcoating –** defer to 2023

**V. ADJOURNMENT**

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

*The meeting was adjourned at 8:22 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.