

REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Thursday, May 11, 2023

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, May 11, 2023 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Karen French
Gail Glowacki
Lester Gurtler
Holly Kapitan
Tony Clemente

Mark Stevens, EPI Management

I. CALL TO ORDER

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

II. HOMEOWNER FORUM

Homeowners discussed entry door locks, camera installation procedures and vehicle towing.

III. APPROVAL OF MINUTES

Motion by Karen French to approve the minutes of the March 7, 2023 meeting. Seconded by H. Kapitan. Motion unanimously approved.

III. TREASURER'S REPORT – Financial statement as of 4/30/23

H. Kapitan stated that the balance in the Reserve account at First Midwest is not accurate. The balance is \$360,338.66 and she stated that it should be \$382,419.92. Management was directed to send a 4/30/23 statement from the account to H. Kapitan. The financial statement will be approved once corrected.

IV. MANAGEMENT REPORT

- A. Pool Status** – The pool will not be ready to open on time due to the pool company not installing the drains correctly. The Board will need to hire an engineer to redo the drawings before the work can be done. The Association has filed a lawsuit against the pool company.
- B. Replacement of Pool Gates** – Two gates were damaged and quotes received were high. The Board requested additional bids with the proper specifications.
- C. Camera Installation** – Specifications need to be written detailing where cameras can be installed and the type of cameras. Some cameras have already been installed but they cannot be installed on the fascia or brick.

D. Dryer Vent Cleaning –

Board directed management to discuss cleaning with Lintfighters. If Lint Fighters cannot do the first-floor units, get a bid without the first-floor units and hire someone else to do those units.

The Board directed Management to get additional bids for carpet cleaning.

G. Glowacki stated that there are fascia boards missing, downspouts not attached, garage inspection needs to be done and asked when the buildings are due to be painted.

Potential 2023 Projects: Sealcoating of the parking lots, Dryer Vent Cleaning, Pool Opening

V. OPEN FORUM

VI. ADJOURNMENT

The meeting was adjourned at 8:45 pm to Executive Session.

*Respectfully Submitted,
EPI Management Company, LLC*