

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION**  
**MONTHLY BOARD OF DIRECTORS MEETING**  
**Thursday, July 14, 2022**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, July 14, 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 7:05 by Karen French.

**II. OPEN FORUM –**

Several Unit Owners appeared at the meeting. One Owner stated that she had fallen on the rocks that were around her unit (214) that were on the sidewalk. The Board stated that they would have the landscaper sweep all rocks off of the sidewalks.

Another Unit Owner requested that the landscaper look at the bushes and that they should be pruned as soon as possible.

Another Owner complained of the number of tenants in the property and asked if there was some way to restrict the rental of units within the property. The Board stated that if she wanted to get a petition for non-rentals, they would be glad to review it.

**III. APPROVAL OF THE MINUTES**

*Motion by Karen French to approve the minutes of the May 12<sup>th</sup> meeting. Seconded by Lester Gurtler. Motion unanimously approved.*

**IV. TREASURER'S REPORT**

*Motion by Karen French to approve the June 2022 financials. Seconded by Holly Kapitan. Motion unanimously approved.*

**V. MANAGEMENT REPORT**

**Pool Status** – Pool company that opened the pool will be asked to close the pool by 10/1/22. Gate Lock systems will be replaced in the fall at the end of pool season.

*Motion by Karen French to have the gates and locks fixed as soon as they are received. Seconded by Holly Kapitan. Motion unanimously approved.*

**Fire Loss** – Steve Elmore reported the deductible was received from the homeowner’s insurance company in the amount of \$10,000.

**FHA Certification** – Discussion of FHA certification by the Association was tabled until the next meeting. The Board asked for a table showing over the last several years the type of sales that occurred – either FHA or Conventional.

**Sealcoating** – The Board reviewed the bids for the sealcoating.

***Motion by Karen French to approve Blackout for sealcoating. Seconded by Lester Gurtler. Motion unanimously approved.***

**Lighting** – S. Elmore reported that he has a light meter to measure candles at the single family units. Owners have been complaining to the Village of Crestwood. The contractor should have installed the lighting according to Village code.

**Pool Signage** – S. Stepek stated that there were some issues at the pool regarding the Pool Rules. The residents stated that they were not aware of some of the rules as they were not on the signage at the pool. Ms. Stepek requested that a sign be installed with the same verbiage that was previously sent to all Members regarding the pool rules.

**The Board approved the new sign to be installed at the pool.**

V. **ADJOURNMENT**

*The meeting was adjourned at 7:59 pm.*

*Respectfully Submitted,  
EPI Management Company, LLC*