

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION**  
**MONTHLY BOARD OF DIRECTORS MEETING**  
**Tuesday,**  
**March 18, 2025**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, March 18, 2025 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Gail Glowacki  
Karen French  
Sharon Stepek  
Holly Kapitan

Sharon Stepek  
Tony Clemente  
Mark Stevens, EPI Management

**I. CALL TO ORDER**

The meeting was called to order at 7:08 pm by Gail Glowacki.

**HOMEOWNER FORUM**

No homeowners were present.

**II. APPROVAL OF MINUTES**

*Motion by K. French to approve the minutes of the January 21, 2025 meeting as presented. Seconded by H. Kapitan. Motion unanimously approved.*

**III. TREASURER'S REPORT**

Discussion was held regarding delinquencies and possible special assessment to pay for roof replacement and other projects.

**IV. MANAGEMENT REPORT**

**A. Corporate Transparency Act** – M. Stevens reported that the requirement for domestic corporations has been eliminated.

**B. Insurance Policy** – Policy renewals were discussed. Motion to approve Greater New York for grand total of all policies for \$134,799, seconded by T. Clemente.

**C. Insurance** – M. Stevens reported that he will get insurance quotes for renewal on 3/31/25.

**D. Balcony Wood** – Board requested the white markings be painted over.

**E. Special Assessment** – Potential special assessment was discussed. Potential for loan was discussed. Board requested management look into loan and requirements for being approved. Further discussion regarding loan and special assessment will occur.

**F. September Board meeting date changed to the 23<sup>rd</sup>.**

**V.     RULE APPEALS**

**VI.    ADJOURNMENT**

The meeting was adjourned at 8:34 pm.

*Respectfully Submitted,  
EPI Management Company, LLC*