

REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Tuesday,
September 23, 2025

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, September 23, 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 7:06 pm by Gail Glowacki.

II. APPROVAL OF MINUTES

Motion by K. French to approve the minutes of the July 15, 2025 meeting, Seconded by G. Glowacki. Motion unanimously approved.

III. TREASURER'S REPORT

Discussion was held regarding delinquencies and receipt of funds through collections. Accounts balance is at \$117,602.

IV. MANAGEMENT REPORT

A. Discussion was held regarding energy program status.

B. Board discussed the inspection of tuckpointing.

C. Board discussed quotes for repair of the sewers near the 300 building and other buildings. Difoggio Plumbing cannot do asphalt repair. Motion made to approve Seal-Rite for \$6,000 which includes sewer repair and asphalt replacement.

D. Board requested additional quote for gutter on 100/800 garage gutter replacement.

E. Board requested review of roof related work orders and obtain updated quotes for the Board to review over winter.

F. Discussion of the proposed budget was discussed.

V. RULE APPEALS – Appeal related to dog was denied.

VI. ADJOURNMENT

The meeting was adjourned at 8:16 pm.

Respectfully Submitted, EPI Management Company, LLC