

**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*