

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING**

**Tuesday,
May 20, 2025**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, May 20, 2025 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Gail Glowacki
Karen French
Sharon Stepek
Holly Kapitan

Sharon Stepek
Tony Clemente
Jan Wanland, EPI Management

I. CALL TO ORDER

The meeting was called to order at 7:06 pm by Gail Glowacki.

HOMEOWNER FORUM

No homeowners were present.

II. APPROVAL OF MINUTES

Motion by K. French to approve the minutes of the March 18, 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. H. Kapitan questioned recording of legal fees on collections.

IV. MANAGEMENT REPORT

A. Balcony Wood – White markings painted over.

B. Special Assessment – Potential special assessment was discussed. Potential for loan was discussed. Board requested management draft and send out notice for special assessment to be discussed at the July board meeting.

C. Board requested the buildings be inspected for possible tuckpointing and provide report for the July meeting.

D. Board requested quote be obtained for repair of the sewer near the 300 building.

E. Board will be meeting with Southside for landscaping review.

V. RULE APPEALS – No appeals.

VI. ADJOURNMENT

The meeting was adjourned at 8:31 pm.

*Respectfully Submitted,
EPI Management Company, LLC*