

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Tuesday, January 21, 2025**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, January 21, 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 7:02 pm by Gail Glowacki.

HOMEOWNER FORUM

No homeowners were present.

II. APPROVAL OF MINUTES

*Motion by K. French to approve the minutes of the November 19, 2024 meeting as presented.
Seconded by S. Stepek. Motion unanimously approved.*

III. TREASURER'S REPORT

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

IV. MANAGEMENT REPORT

- A. Corporate Transparency Act** – M. Stevens reported that a hearing is scheduled in March regarding the Corporate Transparency Act. The information for the Board of Directors will be sent if it is determined that HOAs are included in the Act.
- B. Resident Concern Update** – Discussion was held regarding neighbor's complaints of an owner's behavior.
- C. Unit 603 Patio** – M. Stevens reported that the patio is sinking. Cost for mudjacking is approximately \$1,000. The Board directed Management to get a quote from the concrete contractor along with quotes for any other stoops or patios.
- D. Marijuana Use** – M. Stevens reported that a neighbor complained about the tenant's use of marijuana and the smell in their unit and the hallway.
- E. Insurance** – M. Stevens reported that he will get insurance quotes for renewal on 3/31/25.

F. Property Tax Appeal – M. Stevens will contact the attorney to have him proceed with the property tax appeal.

G. Rotted Wood List – M. Stevens reported he will have the bids for rotted wood for discussion at the March meeting.

V. RULE APPEALS

VI. ADJOURNMENT

The meeting was adjourned at 7:45 pm.

*Respectfully Submitted,
EPI Management Company, LLC*