

**REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Tuesday, November 19, 2024**

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:02 pm, November 19, 2024 at the Regal Chateaux Clubhouse, Crestwood, IL. The following were present:

Gail Glowacki
Karen French
Lester Gurtler
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

Owners discussed neighbor issues, insurance claim,

II. APPROVAL OF MINUTES

*Motion by S. Stepek to approve the minutes of the September 17, 2024 meeting as presented.
Seconded by K. French. Motion unanimously approved.*

III. TREASURER'S REPORT

IV. MANAGEMENT REPORT

A. 2025 Budget –

Motion by K. French to approve the 2025 budget. Seconded by S. Stepek. Motion unanimously approved.

B. Corporate Transparency Act – M. Stevens reported that once he submits the Board information to the attorney, a link will be sent to submit information to the SEC.

C. Lock Cylinder – M. Stevens reported that the lock cylinders cannot be repaired and the cost to replace the lock is \$4,500. No key exchange will be held this year.

Motion by K. French to not change the lock cylinder. Seconded by L. Gurtler. Motion unanimously approved.

D. Garage 55 – M. Stevens stated that the owner reported she is getting water in her garage. Downspouts were repositioned and the issue will be monitored.

E. Pool – M. Stevens presented the proposal from AquaGuard to open and close the pool for 2025 and \$5,800 to install a new pump motor. The motor was repaired at the end of the season and installing a new motor will be tabled until needed.

Motion by K. French to approve AquaGuard to open the pool for \$1,400 and close the pool for \$1,100 for the 2025 pool season. Seconded by S. Stepek. Motion unanimously approved.

F. Janitorial Contract –

Motion by S. Stepek to approve the janitorial contract with a 3% increase. Seconded by L. Gurtler. Motion unanimously approved.

G. Management Contract –

Motion by L. Gurtler to approve a 3-year contract with EPI Management. Seconded by K. French. Motion unanimously approved.

H. Balconies – Wood on the balconies will be replaced as needed.

V. ADJOURNMENT

The meeting was adjourned at 8:27 pm.

*Respectfully Submitted,
EPI Management Company, LLC*