

REGAL CHATEAUX CONDOMINIUM ASSOCIATION
MONTHLY BOARD OF DIRECTORS MEETING
Tuesday,
July 15, 2025

A regular meeting of the Board of Directors of the Regal Chateaux Condominium Association was held at 7:00 pm, July 15, 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 special assessment meeting was called to order at 7:01 pm by Gail Glowacki.

President Glowacki explained reasons behind needing to proceed with the special assessment. It is the first time a special assessment has been done. The drastic increase in costs for materials and especially the exponential insurance increases and expenses spent to bring the pool up to code, have drained the reserve account. The special assessment will be used to replace roofs and some to fund the reserve account.

HOMEOWNER FORUM

Homeowners were present. Multiple questions were asked and opinions on the special assessment were presented. Discussion was concluded. L. Gurtler motioned to approve the special assessment as presented, seconded by H. Kapitan, approved unanimously. Management advised notification of the special assessment's approval would be submitted to owners with payment and deadline explanation.

Adjournment of Special Assessment Meeting:

Meeting was adjourned at 7:48 P.M.

Call to Order for the bi-monthly meeting:

Meeting called to order at 7:48 P.M.

II. APPROVAL OF MINUTES

Motion by G. Glowacki to approve the minutes of the May20, 2025 meeting with the correction showing L. Gurtler present, Seconded by H. Kapitan. Motion unanimously approved.

III. TREASURER'S REPORT

Discussion was held regarding delinquencies and receipt of funds through collections. Accounts balance is at \$84,000.

IV. MANAGEMENT REPORT

- A. Discussion was held regarding energy program presented by Norm Bilek. Board approved management to meet with representative to see what options were available to the Board.
- B. Board requested the inspection done for possible tuckpointing and there being a large amount management found. Requested management work on quotes for this project.
- C. Board requested revised quotes be obtained for repair of the sewers near the 300 building and other buildings and to confirm if Difoggio Plumbing will do asphalt repair.
- D. Management advised carpet cleaning will be conducted in September.

V. RULE APPEALS – No appeals.

VI. ADJOURNMENT

The meeting was adjourned at 8:16 pm.

*Respectfully Submitted,
EPI Management Company, LLC*