

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 11, 2025

The Annual Meeting of the Linden Woods Condominium Association was held on Monday, August 11, 2025 at 7:08 P.M. Meeting called to order by President B. Kothari.

Management advised that quorum was met to hold the election. Management asked for floor nominations, there were none. Nominations were closed. Ballots were counted. Management announced that G. Pore, B. Kothari and K. Murphy were elected to the Board.

Annual meeting was adjourned at 7:26 P.M.

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, August 11, 2025 at 7:27 pm at the Acorn Woods Clubhouse.

Attendance – Present: B. Kothari
G. Pore
P. Bennett
W. Matthews
K. Murphy
M. Stevens – EPI

Homeowner Forum: Unit owners discussed dogs not picked up after, leaning evergreen and ivy removal.

Guest: Aaron from Dazzos Towing. Aaron provided information on Dazzos services.

Minutes: *Motion – Motion by B. Kothari to approve the minutes of the June 2025 meeting. Seconded by W. Matthews. Motion unanimously approved.*

Treasurers Report – G. Pore reviewed the financial statements as of 30, 2025.

Total Checking/Savings	\$141,462.37	Total Accounts Payable	\$ 36,392.23
Total Acct Receivable	\$ 72,758.74	Total Other Current Liab	\$ 67,258.36
		Total Current Liabilities	\$ 103,650.59
Total Other Assets	(\$ 33,000.00)	Total Equity	\$ 77,570.52
Total Assets	\$181,221.11	Total Liabilities & Equity	\$181,221.11

Motion – Motion by B. Kothari to approve the Treasurer's report for June 30, 2025 as presented. Seconded by G. Pore. Motion unanimously approved.

Management Report – presented by M. Stevens

- **Smoke** – Per Attorney Wassell there are options but is difficult to enforce. Recommends reviewing each case as it occurs.
- **Internet** – Intelligent Infrastructure is working on the internet and antenna installation. Concerns about new intercoms were discussed and contractor will investigate.

***Linden Woods Condominium Association
Meeting Minutes***

- **Janitorial Service** – Board requested meeting with bidders be arranged.
- Board requested to have Groot push back the dumpsters further against the back corral walls.
- **Roach Treatment for 1850 + 1870** – Board approved treatment due to recent complaints of roaches in these buildings. Board stated the 1850 treatment as it's the first one will be paid by the Association. As the 1870 treatment was paid for in 2024 by the Association, this treatment will be billed back to each owner in that building. Board requested treatment be scheduled for September 13 and to mail and post on each unit door and entry the notice regarding the treatment. Motion made by G. Pore, seconded by W. Matthews. G. Pore, W. Matthews, P. Bennett approved, B. Kothari opposed.
- Board requested quotes for pothole patching.
- **Towing** – Board requested follow up on installation of Dazzo signs.
- **Board discussed parking rules changes to be reviewed.**
- **Aqua City quote** was discussed for 1855 ball valve replacement for \$1,650 and \$1,150 for repipe the hot water tank pipe and fittings due to oxidization. Grand total of work is \$2,800. W. Matthews motioned to approve, G. Pore seconded, approved unanimously.

Old Business – There was no additional Old Business to come before the Board.

New Business – There was no New Business to come before the Board.

Sales – 1855 – #1305 - \$115,000 and 1875 #2408 - \$185,500

Adjournment

Motion by B. Kothari to adjourn the meeting at 8:53 pm. Seconded by W. Matthews. Motion unanimously approved.

***Respectfully Submitted,
EPI Management Company, LLC***