

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 13, 2025

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, October 13, 2025 at 7:10 pm at the Acorn Woods Clubhouse.

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

Homeowner Forum: Unit owners discussed garbage bags leaking through hallways, janitorial water not being changed out each floor, and bulbs out.

Guest: None

Minutes: *Motion – Motion by G. Pore to approve the minutes of the August 2025 meeting. Seconded by W. Matthews. Motion unanimously approved.*

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

Total Checking/Savings	\$104,036.58	Total Accounts Payable	\$ 20,502.55
Total Acct Receivable	\$ 42,291.12	Total Other Current Liab	\$ 66,392.58
		Total Current Liabilities	\$ 86,895.13
Total Other Assets	(\$ 33,000.00)	Total Equity	\$102,762.66
Total Assets	\$189,657.79	Total Liabilities & Equity	\$189,657.79

Motion – Motion by G. Pore to approve the Treasurer's report for September 30, 2025 as presented. Seconded by W. Matthews. Motion unanimously approved.

Management Report – presented by M. Stevens

- **Internet** – Intelligent Infrastructure is working on the internet and antenna installation and expects to complete the work by end of the month. AT&T will be cancelled soon as new system is completed.
- **Janitorial Service** – Board requested meeting with Majesty be arranged to be able to make decision by year end.
- **Sump Pump** - Board asked for sump pump warranty.
- **Roach Treatment for 1850 + 1870** – Treatments due to recent complaints of roaches in these buildings was completed and report submitted to the Board. 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.

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

- Board requested quotes for new cameras for installation in 2026.
- Board discussed parking rules changes to be reviewed.
- Board requested obtaining new quotes for cleaning of the crawl spaces for 2026.

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 – 1850 #2206 - \$173,000

Adjournment

Motion by W. Matthews to adjourn the meeting at 8:32 pm. Seconded by G. Pore. Motion unanimously approved.

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