

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 8, 2024

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, April 8, 2024 at 7:05 pm at the Acorn Woods Clubhouse.

Attendance – Present: B. Kothari
 S. Baker
 G. Pore
 K. Sury
 R. Kraft
 M. Stevens – EPI

Absent: None

Minutes:

Motion - Motion by B. Kothari to approve the minutes of the meeting on February 12, 2024. Seconded by R. Kraft. Motion unanimously approved.

Guests: There were no guests present at the meeting.

Treasurers Report – G. Pore reviewed the financial statements as of 2/29/24.

Total Ckng/Savings	\$106,826
Total Other Assets	\$-33,000
Total Current Assets	\$120,978
Total Accounts Payable	\$27,443
Total Current Liability	\$98,650
Total Liability & Equity	\$120,978

Motion – Motion by B. Kothari to approve the Treasurer’s report as presented. Seconded by S. Baker. Motion unanimously approved.

Management Report – presented by M. Stevens

- **Landscaping** – Quotes were discussed for maintenance. Motion made by B. Kothari to approve New Dimensions for \$10,500, seconded by K. Sury, approved unanimously.
- **Intercoms/Internet** – The Board directed Management to get additional quotes to compare with Intelligent Infrastructure. The Board requested Management ask Intelligent Infrastructure for a discount since he has been given more work. K. Sury will need keys to intercoms to get details and will help look for companies to bid on the systems.
- **Roach Treatments** - Board discussed complaints of roaches and quotes obtained to date. Board requested 1-2 more quotes and then will determine company to treat.

***Linden Woods Condominium Association
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- **Plumbing Bill Backs** – Board discussed bill backs for individual lines that are responsibility of owner. Board requested to draft notice of warning signs of a plumbing problem.

Old Business – All items discussed in Management Report

New Business – All items discussed in Management Report

Homeowner Forum

Bike Room door was mentioned as being in need of repair.

Adjournment

Motion by B. Kothari to adjourn the meeting at 8:35 pm. Seconded by G. Pore. Motion unanimously approved.

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