

LINDEN WOODS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTOR'S MEETING Minutes August 9, 2021

In Attendance: Brian Maule, President, Bundy Kothari, Treasurer, JoAnne Winkler-Secretary, Roberta Kraft, Director, Kevin Sury, Director, Steve Elmore, EPI Property Manager

- I. Call to Order and Roll Call 7:22 P.M. with Quorum Established with Introduction of Officers:**
President- Brian Maule, Treasure- Bundy Kothari , Secretary-JoAnne Winkler, Director- Roberta Kraft, Director-Kevin Sury
- II. Approval of June 14, 2021 Minutes-Motion to Approve by Brian Maule, Seconded by Robert Kraft, Board Approved**
- III. Treasurer's Report – As of July 31, 2021**
 - 1. Total Assest \$431,023.80- Motion to Approve by JoAnne Winkler, Seconded by Kevin Sury, Board Approved**
- IV. Management Report – Nicor Invoices have not been paid. Steve will contact NICOR to contact them and follow up to see where invoices have been sent. Delinquency Report was provided for Board review. Delinquent accounts have been sent to the Association Attorney for Collection. Requested Board to review Parking Rules.**
- V. Old Business**
 - 1. Census Card Review – Notices of fine will be sent to those Homeowners that have not returned Census Card.**
 - 2. Parking Placard Project – Parking Placard have been sent to all members along with parking rules.**
 - 3.. Foundation Wiring Project – All repairs are complete with the exception of 1850 which will be completed on August 9th.**
 - 4. Hallway/Stairway Vinyl Decking – Vinyl wood planking has been installed on the first floor of the 1855 building.**
- VI. New Business**
 - 1. Laundry Machine Replacement**
 - a. Several Machines have broken and need to be replaces**
 - b. New Equipment/Type – Replacement to be considered**
 - 2. Concrete Replacement**
 - a. Bids were provided. Lupe Contract \$16,00 Approved by Brian Maule, seconded by Bundy Kothari, Board Approved.**
 - 3. Replacement of Trees – Samples were provided. Board tabled until Spring of 202.**
- VII. Open Forum**
- VIII. Adjournment to Executive Session**
- IX. Open from Executive Session-No Items to be consider.**
- X. Adjournment – 9:14 pm Next Scheduled Meeting – October 11 2021 at 7 P:M**

Professionally Managed by:
EPI Management Company, LLC

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