

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 11, 2023

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, December 11, 2023, at 7:00 pm at the Acorn Woods Clubhouse.

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

Guests: None

Minutes: Motion made by R. Kraft to approve the October 2023 minutes as submitted, seconded by S. Baker, approved unanimously.

Treasurers Report – G. Pore gave the Treasurer's Report as of 10/31/2023:

Total Checking and Savings	\$147,527.97
Accounts Receivable	\$ 30,335.60
Total Assets	\$144,863.57
Accounts Payable	\$ 21,261.18
Total Current Liabilities	\$ 88,022.04
Total Liabilities and Equity	\$144,863.57

Management Report –

- **2024 Budget** – The Board reviewed the proposed 2024 budget. It was explained the proposed increase is approximately 5%.

Motion – Motion by K. Sury to approve the budget with a 5% increase. Seconded by S. Baker. Motion unanimously approved.

- Board agreed to pay the clubhouse rental for meetings for 2024 up front in payment.
- Discussion occurred regarding exterior lighting. There are lights by the front entry doors that are out. Also the street light in the island towards Molitor is out.
- Garbage Enclosures are completed.
- Vandalized laundry room blinds – Board discussed waste of funds to continue replacing blinds for them to be stolen. Discussion took place regarding frosting the glass. Board and management to investigate types and discuss further at next meeting.

Meeting Minutes

- Intercom and internet options were discussed to eliminate the ATT service which is expensive. Kevin will do some research and see if he can find additional options.
- Board discussed snow removal quotes. B. Kothari motioned to approve Beary for \$6,500 for the season, seconded by K. Sury, approved unanimously.
- Board approved having a plumbing inspection done next year.
- Groot garbage contract was discussed. B. Kothari motioned to approve Groot for \$1,188.40 per month, seconded by R. Kraft, approved unanimously.
- Management agreement was discussed. B. Kothari motioned to approve a new 3 year contract with EPI, seconded by K. Sury, approved unanimously.
- Towing was discussed. Board would like to see daytime monitoring.
- Board discussed installing new lighter bulbs in the hallways and try some longer lasting bulbs. Board will try some options then advise management of the new type to begin installing.

Homeowner Forum – All items discussed during the meeting.

Adjournment-

The meeting was adjourned at 8:26 pm.

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