

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 19, 2023

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, June 19, 2023 at 7:19 pm at the Acorn Woods Clubhouse.

Attendance – Present: B. Kothari (by phone)

K. Sury

R. Kraft

M. Stevens – EPI

Absent: S. Baker

K. Han

Guests: There were no guests present at the meeting.

Minutes:

Motion - Motion by B. Kothari to approve the minutes of the meeting on May 15, 2023. Seconded by K. Sury.

Motion unanimously approved.

Treasurers Report – M. Stevens reviewed the financial statements as of 5/31/23

5/3 Money Market	\$104,036.58	Accounts Payable	\$ 19,129.02
5/3 Checking	\$ 56,131.76	Total Liabilities	\$ 93,307.46
Total Ckng/Savings	\$160,168.34	Total Equity	\$ 63,706.26
Accts. Receivable	\$ 29,845.38	Total Liability & Equity	\$157,013.72
Total Current Assets	\$190,013.72		

Motion – Motion by K. Sury to approve the Treasurer’s report for May 31, 2023. Seconded by R. Kraft.

Motion unanimously approved.

Management Report – presented by M. Stevens

- **Census** – M. Stevens reported that the fines have been reversed for units that submitted the census.
- **Tuckpointing** – M. Stevens reported that a copy of the specifications for bidding out the tuckpointing work is attached.
- **Garbage Corral Enclosures** – M. Stevens reported that a copy of the specifications is attached, based on the Acorn Woods style. Specifications were modified for two dumpsters instead of one.
- **Sebert Proposals** – M. Stevens presented a proposal for installing new top soil, seed and blanket for areas that did not take at a cost of \$1,225 and a proposal for aerating the lawn at a cost of \$1,220.

Motion by B. Kothari to table discussion of the Sebert proposals for installing new topsoil, seed and blanket and aeration until the next meeting. Seconded by K. Sury. Motion unanimously approved.

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

- **State Farm Renewal** – M. Stevens reported that he received the renewal for the umbrella policy with State Farm in the amount of \$564. He will email quotes to the Board closer to the renewal date.
- **Green Machine Towing** – M. Stevens reported that he received email conformation from Green Machine that they will not tow commercial vehicles until after 8:00 pm.
- **Intelligent Infrastructure** - M. Stevens received a quote from Intelligent Infrastructure for installation of an antenna system. Discussion was held regarding the entry system and cameras. The Board directed M. Stevens to get information for an additional company.
- **August Meeting** – The next meeting will be held on August 14th, returning to the normal schedule.
- **Board Members** – The Board directed M. Stevens to check the declarations regarding removing a director from the Board for missing too many meetings.

Sales

- 1875 Building – Unit 1405 - \$110,000

Old Business

There was no additional Old Business discussed.

New Business

- **Work Orders** – B. Kothari requested M. Stevens get additional companies for handling work orders. He will send information on another company to M. Stevens.

Homeowner Forum –

Homeowners discussed blinds being taken down in the laundry room. Management will look at prices for replacements.

Homeowners discussed dumpster enclosure areas. Notices will be sent to homeowners notifying them that residents will be fined for not throwing garbage in the dumpster. Police will be contacted if someone is dumping illegally in the dumpsters.

Homeowner asked that the Board shop for a new garbage company and requested details of the laundry machine contract. He requested the Board ask the Association attorney to attend the annual meeting to answer questions. This should be included in the contract.

Homeowners discussed complaints about the current towing company.

Adjournment

Motion by K. Sury to adjourn the meeting at 7:47 pm. Seconded by B. Kothari. Motion unanimously approved.

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