LINDEN WOODS CONDOMINIUMM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 9, 2026

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, Febraury 9, 2026 at 7:17 pm at the Acorn Woods Clubhouse.

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

Homeowner Forum: No items.

Guest: None

Minutes: ***Motion – Motion by P. Bennett to approve the minutes of the December 2025 meeting. Seconded by G. Pore. Motion unanimously approved.***

Treasurers Report – G. Pore reviewed the financial statements as of December 31, 2025.

Total Checking/Savings	$141,526.13	Total Accounts Payable	$ 485.52
Total Acct Receivable	$ 44,250.84	Total Other Current Liab	$ 67,972.05
		Total Current Liabilities	$ 68,457.57
Total Other Assets	($ 33,000.00)	Total Equity	$ 84,319.40
Total Assets	$152,776.97	Total Liabilities & Equity	$152,766.97

Motion – Motion by K. Murphy to approve the Treasurer's report for December 31, 2025 as presented. Seconded by P. Bennett. Motion unanimously approved.

Management Report – presented by M. Stevens

- Landscaping and snow removal – Board requested bidding out landscaping and 26+27 snow removal services.
- Board requested additional quotes for camera installations.
- Janitorial Service – Several concerns over service and items being missed. Board is in communication with Majesty about the service concerns.
- Discussion regarding door knob replacement as a potential future project.
- Board requested discussion about decks and non approved items stored on them.

- Laundry Room Remodel – Manger requested to determine what building is in worst condition and advise Board. Bunty will have to talk to Adam to confirm labor cost and determine any material increases.

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 – No recent sales

Adjournment

Motion by G. Pore to adjourn the meeting at 8:49 pm. Seconded by W. Matthews. Motion unanimously approved.

Respectfully Submitted,
EPI Management Company, LLC