

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 13, 2025

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, December 13, 2025 at 7:02 pm at the Acorn Woods Clubhouse.

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

Absent: None

Homeowner Forum: No items.

Guest: Sam Hernandez from New Dimensions. Discussion with Mr. Hernandez related to snow removal process and salting of the property.

Minutes: *Motion – Motion by B. Kothari to approve the minutes of the October 2025 meeting. Seconded by W. Matthews. Motion unanimously approved.*

Treasurers Report – G. Pore reviewed the financial statements as of November 30, 2025.

Total Checking/Savings	\$104,036.58	Total Accounts Payable	\$ 9,019.73
Total Acct Receivable	\$ 61,363.59	Total Other Current Liab	\$ 63,440.30
		Total Current Liabilities	\$ 72,460.03
Total Other Assets	(\$ 33,000.00)	Total Equity	\$102,762.66
Total Assets	\$167,567.66	Total Liabilities & Equity	\$167,567.66

Motion – Motion by G. Pore to approve the Treasurer's report for September 30, 2025 as presented. Seconded by B. Kothari. Motion unanimously approved.

Management Report – presented by M. Stevens

- **Insurance** –Insurance is up end of July. Management will begin sending out for bidding in May.
- G. Pore requested list of service contracts.
- **Janitorial Service** – Motion by B. Kothari to contract Majesty Cleaning, seconded by W. Matthews, approved unanimously.
- Board agreed to bid out asphalt replacement of the 1850 circle drive.
- 1870 Dumpster Concrete Pad – Board requested quote to extend the pad into the parking lot further.

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

- Board discussed several other potential projects such as camera installation, change out stair nosing, paint stair railings, and laundry room upgrade.

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 B. Kothari to adjourn the meeting at 8:46 pm. Seconded by W. Matthews. Motion unanimously approved.

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