

LINDEN WOODS CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 10, 2024

The Board of Directors Board Meeting of the Linden Woods Condominium Association was held on Monday, June 10, 2024 at 7:15 pm at the Acorn Woods Clubhouse.

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

Homeowners Forum – Homeowners discussed extermination for cockroaches, website, and the parking lot.

Minutes: M. Stevens will review his notes regarding topics from S. Baker’s email for April 8th meeting and add it to the August agenda for approval.

Guests: There were no guests present at the meeting.

Treasurers Report – G. Fore reviewed the financial statements as of May 31, 2024.

Laundry Account	\$104,046.68
Total 5/3 Checking	\$ 23,356.25
Total Ckng/Savings	\$127,392.83
Total Current Assets	\$176,909.05
Total Other Assets	-\$32,000.00
Total Assets	\$143,909.05
Total Other Current Liability	\$ 68,458.56
Total Current Liability	\$ 79,914.08
Total Equity	\$ 63,994.97
Total Liability & Equity	\$143,909.05

Motion – Motion by G. Fore to approve the Treasurer’s report for May 31, 2024 as presented. Seconded by B. Kothari. Motion unanimously approved.

Management Report – presented by M. Stevens

Intercoms/Internet – Discussion was held regarding the cost of phone bills, getting rid of the phone lines and installing internet. Management will continue to try and locate a company that can accomplish this work.

Insurance – M. Stevens reported that insurance will renew on 7/29/24. The premium for the building policy is \$49,685 and the umbrella policy is \$564. Budget amount is \$58,000. Management will get additional quotes.

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- **Flood Plain** – M. Stevens reported that the flood plain map (attached to his report) shows that the property is not in the flood plain.
- **Lights** – M. Stevens reported that he has requested an updated quote from Volt Electric for the pole lights and a quote to replace the lights on the building with LEDs.
- **Roach Treatment** – M. Stevens reported that the Association provided extermination for units in 1870 and 1855 buildings. 23 units did not answer the door, two had little activity and one needs to be retreated. Discussion was held regarding responsibility for the cost for roach exterminating.
- **Asphalt** – M. Stevens asked the Board to consider what to do for the asphalt in the parking lots, circles, Tall Oaks Drive, potholes and the area around the sewer outside the 1875 entry. The Board directed Management to have the potholes filled and get a bid for the replacement cost for the circle to begin the planning process. Management will also have the area around the sewer inspected.
- **Plumbing Chargebacks** – The Board approved the wording of the notice to be sent to homeowners regarding the responsibility of plumbing lines that serve one unit or one tier.

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 – 1870 unit 1105 - \$122,500
1875 unit 2405 - \$145,000
1855 unit 1301 - \$117,500

Adjournment

Motion by B. Kothari to adjourn to Executive Session at 8:20 pm. Seconded by G. Pore. Motion unanimously approved.

Motion by B. Kothari to sustain the fine for unit 1403 for not submitting the census card on time. Seconded by G. Pore. K. Sury opposed. Motion approved.

Motion by B. Kothari to adjourn the meeting at 8:30 pm. Seconded by G. Pore. Motion unanimously approved.

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

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EXECUTIVE SESSION

Unit 1403 – Request reversal of fine for one unit for census. Motion by B. Kothari to sustain the fine for 1403. Seconded by G. Pore. K. Sury opposed. Motion approved.

1110 – Items on balcony railing. Items removed two days later – no fine

3402 – Census card – card submitted – no fine

3204 – Census card – card submitted – no fine

1303 – Items visible from window – waive fine if remove