

Linden Green Condominium  
Association  
5426 Valley Green Dr., Wilmington, DE 19808  
[info@lindengreencondos.org](mailto:info@lindengreencondos.org)

\_COUNCIL MEETING AGENDA-  
Tuesday, May 13, 2025, 6:30 to 7:30pm  
LGCA Via Zoom

- 1) Call to Order & Attendance -(President – 1 mins)
- 2) Review & Acceptance of Previous Minutes -(Council – 1 mins)
- 3) Monthly Financial Review -(Treasurer – 20 mins)
  - a) Balance Sheet (YTD)
  - b) Profit & Loss (QTD, by Month – Cash Basis)
  - c) Budget vs. Actual (YTD)
  - d) Monthly Vendor Payments
  - e) Outstanding Balances, Delinquency & Collections Reports
- 4) Management Report: -(22 mins)
  - a) Status Updates, Questions, Decisions
- UNFINISHED BUSINESS: -( 30 mins)
  - 5) Proposal for electric upgrade Nickle -( 5 mins)
  - 6) Pest Control Updates -( 5 mins)
  - 7) Pest Control Situation (Deb) -( 5 mins)
  - 8) Status Electric upgrade completion 5414 & 5416 -( 5 mins)
  - 9) Vehicle Registration update (Deb) -( 5 mins)
  - 10) American Seaboard proposal -( 5 mins)
- NEW BUSINESS: -(35 mins)
  - 11) Removal of overgrown bushes on Valley Green ground level (Get proposal From Las Quality) -( 5 mins)
  - 12) 5416 C6 Request to remove Pest Control violations -( 5 mins)
  - 13) Pool Registration app Is it working ? Pool opens 5/24 -( 5 mins)
  - 14) Ask Maintenance Tech to power wash pool decking -( 5 mins)
  - 15) American Seaboard update, waiting on a proposal -( 5 mins)
  - 16) CD renewal 5/24/25 Rates 3mo 3.0, 6mo 3.90, 9mo 4.0 & 1yr 4.10 -(10 mins)
  - 17) 5426 D6 Owner/Rental, not following the Mandatory Pest and has not paid Delmar, should we incur the cost then charge the owner? -( 5 mins)
  - 18) Status of the Reserve Study (Questions) -( 5 mins)
    - 5 non-compliant electric upgrade owners (violation \$100.00 a/o 3.1.25) -( 5 mins)
  - 19) 5421 C5 no treat 1 QTR 2025 \$500 mandatory violation fee -( 5 mins)
  - 20) Owner/Resident Issues: Refunds, Agreements, Repairs -(Council)
  - 21) Questions & Suggestions -(All/Floor)

Next Council Meeting: 6:30pm – 7:30 pm, Tuesday, June 10, 2025 – LGCA Via Zoom