

LINDEN GREEN CONDOMINIUM COUNCIL MEETING MINUTES

Tuesday, April 14, 2026

Via Zoom

Present: Leslee Coppage, President; Fran Hackman, Vice President; Debra Hussong, Treasurer; Pam Delack, Secretary; Dennis LePere, Member; Jon Mastriana, Property Manager and members of the Community,

The meeting was called to order by Leslee at 6:09 pm.

Leslee motioned and Deb second to accept the March Council Meeting Minutes. It was unanimous.

Leslee reviewed the Financials. The Treasurer's report was accepted unanimously.

Jon reviewed the Management Report with Council and it was accepted unanimously.

Leslee motioned and Debra second to open an account - i.e. "Capital Account", to set aside monies for lump sum or down payments, such as the annual sewer bill. It was unanimous.

Debra motioned and Fran second to permit Leslee to open several personal accounts with Live Oak. It was unanimous.

Leslee motioned and Pam second to notify the owner of 3240, his renter must remove the dog or the owner breaks the rental lease, for bringing a dog over the 30 pound weight limit onto the property. The owner has fifteen days from the date of the letter to resolve the issue. The Board is not involved with how the owner resolves the matter.

Leslee motioned and Dennis second to accept Progressive's Proposal of \$21,000 to operate the pool with Life Guard on Friday from 12:00-6:00 pm and 11:00 am - 7:00 pm, Saturday, Sunday and Monday Holidays. Pool Tags: Residents - \$35 each; Guest Season - \$50; Day Guest - \$10. The days were cut back due to New Castle County Code requirements.

Leslee motioned and Pam second to purchase a Dewalt 3500 power washer on sale for \$649 for Chris, Maintenance Tech to powerwash the pool deck.

To Do:

- Jon is looking into changing LG's insurance carrier to one that has a brick and mortar office.
- A few Council Members want to meet with the 10 Sandy Brae Contractor to understand the scope of work requested to meet ADA. Jon needs to discuss with the attorney first.
- Leslee will request a quote from Paul to replace the hand rail for Valley Green/Sandy Brae steps.

The meeting adjourned at 7:02 pm.,

The next Council Meeting is Tuesday, May 12, 2026 via LGCA Zoom.

Minutes prepared by Pam Delack, LGCA Council Secretary