

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

\_COUNCIL MEETING AGENDA-  
Tuesday, January 13, 2026, 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
- UNIFINISHED BUSINESS: -(22 mins)
- 5) Proposal for electric upgrade Nickle has completed in December -( 5 mins)  
Any response to deadline # of units left
- 6) Pest Control Updates 4th QTR -( 5 mins)
- 7) Pest Control Situation (Deb) 5417 & 5419 -( 5 mins)
- 8) Deck status (construction starts 1/5/26) -( 5 mins)
- 9) Increase Investor year fee to \$350.00 for 2026 -( 2 mins)
- NEW BUSINESS: -(32 mins)
- 10) Bafundo Repairs to 5419 (did we received an invoice for 5423 last year) -(10 mins)
- 11) Richard Connell request for \$25 reimbursement for auto draft cancellation fee -( 2 mins)
- 12) Violation Fees for electric upgrade and pest control monthly charges -( 5 mins)
- 13) Suggestion for a meet and greet with owners in Feb or March -( 5 mins)
- 14) Discuss & vote on new Council Rules -( 5 mins)
- 15) finish replacement of railings in community Sandy Brae & Valley Green 5412 -( 5 mins)
- 16) Owner/Resident Issues: Refunds, Agreements, Repairs -(Council)
- 17) Questions & Suggestions -(All/Floor)

Next Council Meeting: 6:30pm – 7:30 pm, Tuesday, February 10, 2026 – LGCA Via Zoom