

Linden Green Condominium
Association
5426 Valley Green Dr., Wilmington, DE 19808
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_COUNCIL MEETING AGENDA-
Tuesday, August 11, 2026, 6:00 to 7:00pm
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) Outstanding Balances, Delinquency & Collections Reports
- 4) Management Report: -(10 mins)
 - a) Status Updates, Questions, Decisions
- UNFINISHED BUSINESS: -(15 mins)
 - 5) Pest Control Updates 1ST QTR 2026 & 2ND st QTR 2026 , were violations charged? -(5 mins)
 - 6) Start preparing a letter for spring balconies repairs 5417-5423 -(1 mins)
 - 7) 5421 D5 Roof Drain repairs completed -(1 mins)
 - 8) May 12th discussion re: yearly proof of condensation cleaned put on hold
Until council has better understanding of rules and penalties -(1 mins)
Mention this in the minutes
 - 9) Election Notice for Council, 3 positions available, nominations go out 8.7.26
Close on 9.3.26 for Annual Meeting -(5 mins)
 - 10) Annual Meeting starts at 6 pm -(1 mins)
 - 11) Election Notice went out 8.7.26, due by 9/3/26 -(1 mins)
 - 12) Waiting for 2 additional proposal mid-rise condos
- NEW BUSINESS: -(17 mins)
 - 13) Renewal of Casella Waste contract -(2 mins)
 - 14) Should Council obtain Zoom account -(5 mins)
 - 15) CD renewal 9.1.26 \$53,363.42 rates: 3 mos 3.0%, 6 mons. 3.90%, 9 mos 4.0 -(5 mins)
 - 16) Volunteers to discuss needed updates to the governing documents -(2 mins)
 - 17) Owner request 5420 D4 request to remove Q2 Pest Control violation fee -(1 mins)
 - 18) Labor Day Pool Party have one or not -(1 mins)
 - 19) Need updates of new residents' info & vehicle information -(1 mins)
 - 20) Owner/Resident Issues: Refunds, Agreements, Repairs -(Council)
 - 21) Questions & Suggestions -(All/Floor)

Next Council Meeting: 6:00pm – 7:00 pm, Tuesday, September 8, 2026– LGCA Via Zoom

Owners Meeting 6:00 pm to 7:00 pm, Monday, September 21, 2026- Skyline Middle School Library