

LINDEN GREEN CONDOMINIUM COUNCIL MEETING MINUTES

Tuesday, August 11, 2026

Via Zoom

Present: Leslee Coppage, President; Debra Hussong, Treasurer; Pam Delack, Secretary; Dennis LePere, Member., Jon Mastriani, Property Manager. Excused Absence: Fran Hackman, Vice President

The meeting was called to order at 6:02 pm.

Leslee motioned and Dennis second to accept the July Council Meeting Minutes. It was unanimous.

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

Jon reviewed the Management Report. It was accepted unanimously.

Council is still looking into how to proceed with enforcing how owners will clean out their A/C condensate line. Either by hiring a plumber who is familiar with condensate lines or doing the clean out themselves. The clean out of the lines is necessary because a leak in one Unit affects someone else's Unit. Council realizes instructions will need to be written so owners have some guidance. Proof of yearly clean out is required and documentation is to be submitted to Council.

Council reviewed three trash/recycle bids from Casella, Evergreen and Republic. Casella, our current vendor, is cheaper and Council unanimously voted to renew their contract.

Dennis motioned and Pam second for Council to obtain its own Zoom account to include Owners who want to observe the Council Meeting. It was unanimous.

Leslee motioned and Dennis second to renew the \$53,363.42 CD expiring on 9/1/26 for 6 months at 3.9%. It was unanimous.

Debra motioned and Pam second to deny the request from 5420 D4 to remove the Q2 Pest Control violation fee. The policy has been in place since January 2023 and clearly states there are no exceptions to not be exterminated.

Council unanimously voted to not hold the Labor Day Pool Party. ALL residents may enjoy the Pool and Barbeque.

The meeting adjourned at 7:07 pm.

The next Council Meeting is Tuesday, September 8, 2026 via LGCA Zoom.

The Annual Meeting is Monday, September 21 at Skyline Middle School.

Minutes prepared by Pam Delack
LGCA Council Secretary