Linden Green Condominium
Association
5426 Valley Green Dr., Wilmington, DE 19808
council@lindengreencondos.org
mastrianapropmgt@aol.com

COUNCIL MEETING AGENDA

Tuesday, November 10, 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

UNIFINISHED BUSINESS: -(6 mins)

5) Pest Control Updates 3rd & 4th QTR 2026 , were violations charged? -(2 mins)
6) Updates on the electric upgrade (3) -(1 mins)
7) Fire Alarm Test has it been done -(2 mins)
8) Lang cleaning (when are coming out to inspect the unremoved stains) -(2 mins)

NEW BUSINESS: -(46 mins)

9) Budget info, 4% increase -(5 mins)
10) Roof repairs & gutter cleaning -(3 mins)
11) 5414 D4, 5414 D3 & 5426 A3 requesting pest control violation to be removed -(3 mins)
12) Proposal for Digital Innovation 5417-19 C level security door repair -(3 mins)
13) Family member rentals should they pay the annual rental fee and adhere to rental rules -(5 mins)
14) Make changes to the governing docs family rentals, signs, capital contribution -(5 mins)
15) Owner/Resident Issues: Refunds, Agreements, Repairs -(Council)
16) Questions & Suggestions -(All/Floor)

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