

LGCA OWNER'S MEETING MINUTES
Monday, September 15, 2025 - 7:00 pm to 8:30 pm
Skyline Middle School Library
Wilmington, Delaware

Present: Leslee Coppage, President; Fran Hackman, Vice President; Pam Delack, Secretary; Debra Hussong, Member. Excused absence: Dennis LePere, Treasurer; Chris DiMarco, Property Manager; LGCA Owners.

The meeting was called to order by President, Leslee Coppage, at 7:00 pm, Pam second, It was unanimous.

There were two openings on Council, Leslee Coppage and Debra Hussong ran again for election. The electronic voting will begin Tuesday, September 16 and conclude Sunday, September 21.

Condo sale prices have increased with this year's sales on average a two bedroom is selling between \$189,000 to \$194,00

Completed Capital Projects:

- The Community Pool had a complete makeover including equipment.
- The Fairway and Valley Green townhouses had their light switches and outlets upgraded to copper.
- The Fairway townhouses were power washed including the fences, patios and roofs.
- New Castle County Ordinance 23-094 required ALL condominium associations to have structural inspections. Bustamente Engineering inspected Linden Green and discovered and required the following upgrades:
 - Make temporary repairs of all balcony railings - completed 8/21/25
 - Remove water - absorbing flooring from balcony slabs - email was sent to owners 8/13/25
 - Repair Decks to 3 story town house footers immediately, then replace in one year. The decks will be replaced with pressure treated flooring. Footers will also be replaced. Council voted to replace the decks now to save money. (handrails do not meet code)
 - Waterproof balcony floors after 5 years. Some balconies need surface reconditioning and those balconies will be done first when Pro Tech finds the right vendor to start the project.
 - The Facade Repair must start by 2027 and may take up to three years to complete.

Last Fall/Winter season again had boiler issues. Council apologizes to Bldg. 5417-19 and 5422-24 for all the issues that arose. Council voted to change HVAC vendors which has made a difference.

Council implemented the Mandatory Pest Control in 2023. The Community still has buildings with some issues. Council has increased exterminating in the common areas from bi-monthly to monthly. Council has received many owner requests to waive fees. Per the Pest Control Policy, if you do not provide proof of treatment by downloading your invoice through the pest control portal on the Linden Green Website, or do not drop the invoice in the drop box in 5426, Council will not waive the fee. If you have a problem submitting your invoice, please email Council.

Council thanked the Dog Owners for registering their dogs and following LGCA Dog Rules & Regulations.

Please do not leave trash on the ground by the dumpsters. If one is full, please take your trash and recycle to the other dumpster. Dumpster & Recycle Bins are located at the end of Valley Green and Sandy Brae. If you have bulk trash, please notify the Property Manager you have a bulk pickup.

Please remember to return your Pool Tags. They may be left in the Drop Box in 5426.

Please be mindful of your water usage and water leaks because it affects the escalating water and sewer bills.

Please remember to register your vehicle with the Property Manager.

Please volunteer: we are looking for Building Reps. This person would be the go to person in your building when there is an issue. The Building Rep would notify Council so it can be addressed; Senior Check-in - someone to call or visit our seniors to make sure they are okay and if they need anything; Neighborhood watch - someone who is

retired and home mostly to walk around the community at different times of the day to look for unusual activity, document it and forward it to the Property Manager. Package theft is picking up again. Please pick up your neighbors package by the mailboxes and place them at their door if you live on their floor; Welcome new owners and give them a welcome packet with helpful info regarding Linden Green and the surrounding area.

The 2026 Budget was discussed. Even with the savings of \$16,000 towards lowering costs, the community is still struggling to pay expenses. The Community is saving \$17,500 a month towards future major repairs and replacement, hot water heaters, roofs, etc. Council would rather have the money saved than ask for special assessments to cover the costs. The condo fee will increase 4% beginning January 1, 2026.

The meeting was adjourned at 8:20 pm

Minutes prepared by:

Pam Delack

Secretary

Linden Green Condominium Council