

Linden Green Condominium
Association
5426 Valley Green Dr., Wilmington, DE 19808
info@lindengreencondos.org

COUNCIL MEETING AGENDA-
Tuesday, April 9, 2024, 6:30 to 8pm
LGCA Via Zoom

- 1) Call to Order & Attendance -(President – 5 mins)
- 2) Review & Acceptance of Previous Minutes -(Council – 5 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: -(20 mins)
 - a) Status Updates, Questions, Decisions

UNIFINISHED BUSINESS: -(45 mins)

- 5) Updates on foreclosure actions status -(5 mins)
- 6) Proposal electric upgrade Nickle has completed in March -(5 mins)
- 7) Boiler issues/repairs cost to date -(10 mins)
- 8) Status on repairs 5414 B2 repairs due to C2 plumbing issues -(10 mins)
- 9) Necessary Pool Renovation to begin -(5 mins)
- 10) Reminder updated Pest Control Rules & Council Rules -(5 mins)
- 11) Status of the pet registry of residents, good, bad or indifferent -(5 mins)

NEW BUSINESS: -(55 mins)

- 12) Proposal from DE Lawn & La's Quality removing Arborvitae tree in front of 3228 Fairway, trim top of Crepe Murtle in front of 3226 Fairway, trim burning bushes in front of electric box Fairway, and remove Dogwood Tree behind Fairway -(10 mins)
- 13) Review and discuss maintenance plan for boilers and H/W heaters -(10 mins)
- 14) Review and discuss future install of regulators and venting for boilers and H/W -(10 mins)
- 15) When will Eblast go out for Mid-rise Residents to clean up mildew on their Balcony -(5 mins)
- 16) Response to Eblast for Residents to update vehicle information -(5 mins)
- 17) Results of First Quarter Pest Control receipts -(5 mins)
- 18) Pool pass increase mentioned last meeting, Council decided not to go forward -(5 mins)
- 19) Owner/Resident Issues: Refunds, Agreements, Repairs -(Council)
- 20) Questions & Suggestions -(All/Floor)

Next Council Meeting: 6:30pm – 8pm, Mon., May14, 2024 – LGCA Via Zoom

Next Community Meeting: 7:00pm – 8:00pm, Mon., May 21, 2024 – LGCA Via Zoom