

Linden Green Condominium  
Association  
5426 Valley Green Dr., Wilmington, DE 19808  
[info@lindengreencondos.org](mailto:info@lindengreencondos.org)

\_COUNCIL MEETING AGENDA-  
Tuesday, May 14, 2024, 6:30 to 7:30pm  
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 April -( 5 mins)
  - 7) Status on repairs 5414 B2 repairs due to C2 plumbing issues -(10 mins)
  - 8) Reminder updated Pest Control Rules & Council Rules -( 5 mins)
  - 9) Status of the pet registry of residents, good, bad or indifferent -( 5 mins)
  - 10) Results of First Quarter Pest Control receipts 18 no entry -( 5 mins)
  - 11) Eblast go out for Mid-rise Residents to clean up mildew on their Balcony -( 5 mins)
- NEW BUSINESS: -( 55 mins)
  - 12) Proposal from La's Quality removing bushes on ground level (1<sup>st</sup> Flr) of Valley Green and Golfview -( 5 mins)
  - 13) CSC proposal for glass cleaning after the pollen falls -( 5 mins)
  - 14) Update Council Rules to include blacking out parking spots for delinquencies -( 5mins)
  - 15) Stop quarterly owner meetings and have one meeting a year, eblast newsletter -( 5 mins)
  - 16) End of 2<sup>nd</sup> Qtr of Pest Control, revoke rental licenses & give 60 day notice to sell Following Article 26 -( 10 mins)
  - 17) Hire Alexa for collections of our delinquencies -( 5 mins)
  - 18) Team of Owners to gather for updates to Enabling Declarations -( 5 mins)
  - 19) Time to start the budget and 5 year plan for Cap. Ex projections -( 5 mins)
  - 20) Proposal deadlines for Electric upgrade if not complied charge a fee based on Insurance premium increase for non-compliance -( 5 mins)
  - 21) Owner/Resident Issues: Refunds, Agreements, Repairs -(Council)
  - 22) Questions & Suggestions -(All/Floor)

Next Council Meeting: 6:30pm – 7:30 pm, Mon., June 11, 2024 – LGCA Via Zoom

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