

COURT HOMES OF FRANKFORT SQUARE CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS' MEETING

September 25, 2025

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:37 P.M., on Thursday, September 25, 2025 virtually.

Present at the Meeting: Lisa Tidwell – President

Phil Lee - Treasurer

Mark Stevens – EPI Management

Absent:

Guests: Attorney Doug Sury

Minutes: Lisa Tidwell motioned to approve the 2025 meeting minutes. Seconded by Phil Lee, approved unanimously.

Financials: Lisa Tidwell read the financial report as of August 30, 2025. The grand total of the checking, money market, receivables equals \$146,529.82. Lisa Tidwell mentioned that pending liabilities stand at \$152,374.06. Phil Lee motioned to approve the report as read, seconded by Lisa Tidwell. Approved unanimously.

Management Report & Open Session:

- 20207 Fairwood. 20203 has been leaking into 20207 garage for months without making repairs. Lisa Tidwell motioned and Phil Lee seconded to pursue legal action to force 20203 to make repairs and all legal fees will be billed back to 20203.
- Insurance policy was discussed with Amerisure for \$103,771. Lisa Tidwell motioned to approve Amerisure and seconded by Phil Lee, approved unanimously.
- Management advised the exterior cleaning will begin in November.
- 7719 Grovewood had problems with ceiling coming down due to lack of ventilation in their attic. Lisa Tidwell motioned and Phil Lee seconded to pursue the repairs that the Association is responsible for.
- *Reminder was stated that landlords are required to submit lease and census information to management prior to leasing a unit or prior to renewal of a lease. Also all new tenants are to meet with members of the Board for an introductory orientation.*

Rule Violation & Appeals:

One appeal was discussed with homeowner and

Adjournment: Meeting was adjourned at 8:39 P.M.

Respectfully Submitted: EPI Management Company, LLC.