

COURT HOMES OF FRANKFORT SQUARE CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRETORS' MEETING

December 4, 2025

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:31 P.M., on Thursday, December 4, 2025 virtually.

Present at the Meeting: Lisa Tidwell – President

Phil Lee – Treasurer

Lisa Voticke - Secretary

Scott Adler – EPI Management

Absent:

Guests: Attorney Doug Sury

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

Financials: Lisa Tidwell read the financial report as of November 2025. The grand total of the checking, money market, receivables equals \$105,635.71. Lisa Tidwell mentioned that pending liabilities stand at \$167,179.09. The continued increase in the insurance is the highest expense and will only continue to increase. Also stated the owners delinquencies are still high. Lisa Tidwell motioned to approve the report as read, seconded by Phil Lee. Approved.

Management Report & Open Session:

- Snow Removal was discussed. Motion by Lisa Tidwell for a 1 year contract at same cost, seconded by Phil Lee.
- Proposed 2026 Budget was discussed. Board requested management go item by item so all owners understand the budget and where their assessments are going.
- 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.
- Board advised they will be obtaining landscaping quotes for 2026.
- Icicles were discussed. Issue will be monitored over winter for severe instances. Insulation or lack of in owners attics is a contributing factor in forming of icicles.
- 2 owners requested their decks be looked at for repairs.

Rule Violation & Appeals: No appeals

Adjournment: Meeting was adjourned at 8:33 P.M.

Respectfully Submitted: EPI Management Company, LLC.