

COURT HOMES OF FRANKFORT SQUARE CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS' MEETING

May 22, 2025

Special Rules Meeting: Called at 7:32 pm. Proposed Rule revision was read. Management asked for any questions, there were none. Phil Lee motioned to approve the rule change as presented, seconded by Lisa Tidwell, approved. Adjourned at 7:41 pm.

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:41 P.M., on Thursday, May 22, 2025 virtually.

Present at the Meeting: Lisa Tidwell – President

Phil Lee - Treasurer

Mark Stevens – EPI Management

Absent: Adolf Castillo – Secretary

Guests: Attorney Doug Sury

Unit Owners: Stacie Kamien.

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

Financials: Lisa Tidwell read the financial report as of April 30, 2025. The grand total of the checking, money market, receivables equals \$85,020.14. Lisa Tidwell mentioned that pending liabilities stand at \$182,987.87. Phil Lee motioned to approve the report as read, seconded by Lisa Tidwell. Approved unanimously.

Management Report & Open Session:

- Management updated the status of the ponding water by 7746+52 Harbor Court being from a water supply line and has been repaired. 7718 Ivy had a water problem which the Village made repairs to.
- The new garbage removal contract with Homewood was discussed. Motion made by Lisa Tidwell to approve the new 5 year contract with Homewood for \$4,950 per month is a decrease from the current monthly expense. Seconded by Phil Lee, approved unanimously.
- Management advised the spring gutter cleaning will begin in the next 2 weeks. Once contractor gives update notice will be sent to owners.
- Board advised that this summer will include less projects than previous years as management continues to work on collecting monies from delinquent owners and the deck project is paid off and building back up the reserve fund.
- Due to scheduling conflicts, the regular August meeting will be held on September 25.

- *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 8:09 P.M.

Respectfully Submitted: EPI Management Company, LLC.