

COURT HOMES OF FRANKFORT SQUARE CONDOMINIUM ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS' MEETING

March 27, 2025

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:30 P.M., on Thursday, March 27, 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: Gary Schneider, Susan Simpson, Debbie Ackmann.

Minutes: Lisa Tidwell motioned to approve the December 2024 meeting minutes. Seconded by Phil Lee, approved unanimously.

Financials: Lisa Tidwell read the financial report as of January 31, 2025. The grand total of the checking, money market, receivables equals \$47,443.45. Lisa Tidwell mentioned that pending liabilities stand at \$217,393.85. Phil Lee motioned to approve the report as read, seconded by Lisa Tidwell. Approved unanimously.

Management Report & Open Session:

- Board directed management to wait on collection of updated census cards.
- 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.
- 7722 Ivy Foundation Crack repair proposal was discussed. Lisa Tidwell motioned to approve AM for \$550 long as they have lifetime guarantee.
- Landscaping service proposals were discussed. Prices ranged from \$31,600 to \$76,000. Lisa Tidwell motioned to approve Bills Landscaping for \$54,000, seconded by Phil Lee, approved unanimously.
- Modification request for deck screening was discussed. The request was denied.
- 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.
- Gutter cleaning will be performed in May or June depending on weather conditions.

- *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 8:29 P.M.

Respectfully Submitted: EPI Management Company, LLC.