

**The Links Homeowners Association (HOA), Inc.**  
**Board of Directors Meeting**  
**4312 Swift Circle**  
**Valrico, FL 33594**  
**March 22, 2006**

**MINUTES**

**Call to Order:** This was the 2nd Board Meeting of the 2006 Board of Directors. Four Directors (Debra Phillips, Donna McKinnon, Paul King, and Tom White) were present. Doug Pinner represented McNeil Management Services. Mike Wilkens is moving and has resigned as VP of the Board. In a subsequent newsletter, the community was asked for a volunteer to fill this vacancy.

**Verify Quorum:** Four of the five Directors were in attendance to start the meeting. Thus, there was a quorum.

**Confirmation of Proper Meeting Notice:** Notice was posted on the Links Posting Board at the Guard House more than 48 hours prior to the meeting. Thus, the notice was timely. However, the meeting was to be held at Canoga Park in Bloomingdale West. When the Board arrived at Canoga Park, the building was locked . The board moved the meeting to Tom White's house.

**Reading of Minutes:** Meeting notes for January 10, 2006 were accepted by the Board, and signed/dated by the secretary.

**Financials:** A financial report as of February 28, 2006 was submitted by McNeil. There was \$ 19,957.68 in the Colonial checking account and \$20,158.42 in the AmSouth money market account for a total of \$40,116.10. Donna is to advise AmSouth to send the bank statements to McNeil. **Action: Donna McKinnon**

**Delinquent HOA Assessment Accounts:** Only one delinquent account remains for 2005. 2006 HOA Assessments- Total of three. Board handling collections as necessary.

**Unfinished Business:**

**Security System** - Paul suggested installing fluorescent tubes at the guard house. The Board voted 4-0 to have Staples Electric replace these bulbs.

**Action: McNeil**

**Entrance/Street Signs** - This is still in review with the ACC.

**Action: ACC**

**Supplemental Rules and Regulations** - The 2006 Board will issue this document to all homeowners in order to clarify some issues based on the original "Declarations". Tom White needs to get motivated and write this missive soon.

**Action: Tom/McNeil**

**Architectural Alteration Issues-The Board Voted 4-0 on the Following:**

4306 Swift Circle - Paint exterior - The Board agreed to have McNeil send a certified letter to the Owner to clean and repaint the exterior. There has been no response. Attorney to send 30 day "Demand" letter advising them to correct the problem.

4309 Duncombe Drive - Repaint with ACC approved colors. Attorney to send a 30 day "Demand" letter.

4329 Swift Circle - Stains on exterior. Attorney to send a 30 day "Demand" letter.

4412 Swift Circle - Paint exterior/ ACC approved paint colors - Same action as above.

4522 Swift Circle - Repaint exterior - Same action as above. Photo of home on 9/10/98 indicates that trim was white.

**Action: McNeil**

**New Business**

Debra will issue a new quarterly Links newsletter. This issue was sent as the March/April edition.

**Adjournment**

**Board Meeting:** The next HOA Board Meeting will be held at 4312 Swift Circle, 7 PM on Tuesday, June 14, 2006.

**Adjournment:** The board moved to adjourn the meeting at 8:15 PM. The motion was carried 4-0.

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Thomas M. White, Secretary

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Date Approved