

The Links Homeowners Association (HOA), Inc.
Board of Directors Meeting
4312 Swift Circle
Valrico, FL 33594
June 14, 2006

MINUTES

Call to Order: This was the 3rd Board Meeting of the 2006 Board of Directors. Three Directors (Debra Phillips, Donna McKinnon, and Tom White) were present. Doug Pinner represented McNeil Management Services. Ron Lunsford and Carlos Cruz (ACC member) were also in attendance.

Verify Quorum: Three of the four Directors were in attendance to start the meeting. Thus, there was a quorum. Ron Lunsford was nominated and voted in as the new VP on the Board. Vote was 3-0. The meeting continued with four Board members.

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.

Reading of Minutes: Meeting notes for March 22, 2006 were accepted by the Board, and signed/dated by the secretary.

Financials: A financial report as of May 31, 2006 was submitted by McNeil. There was \$ 17,581.67 in the Colonial checking account and \$20,407.19 in the AmSouth money market account for a total of \$37,988.86. Donna has advised AmSouth to send the bank statements to McNeil. Donna and Debra to switch the money market account to Colonial if there is a financial benefit to do same. **Action: Donna/ Debra**

Delinquent HOA Assessment Accounts: There are now no delinquent accounts for 2005. The one delinquent account not only paid for 2005 and 2006 but has a surplus of \$58 to their account. Doug is to advise the Board of the amounts actually paid by that homeowner. **Action: Doug**

There are three delinquent HOA assessments for 2006. For two, the Board is handling collection as necessary. One homeowner had promised Board remaining ½ payment (\$115) by May 15, 2006. This did not happen. The Board voted 4-0 to place a lien on that property so that the HOA receives payment when the house is sold. **Action: McNeil**

Unfinished Business:

Security System - Fluorescent tubes were installed at the guard house by Staples Electric.

Entrance/Street Signs - The ACC recommends no action on street signs at this time.

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". The Board will review the draft document in detail at the next Board meeting. **Action:Board**

Architectural Alteration Issues -There are four homes with painting violations with the ACC. See 3/22/06 meeting minutes for details. The Board voted 4-0 to have the HOA lawyer begin "mediations" via letters to these homeowners. Each will cost the HOA \$400. **Action: McNeil**

The ACC will look at 4309 Duncombe to see if the colors are OK. **Action:ACC**

New Business

Newsletter- Debra will issue the quarterly Links newsletter soon. **Action: Debra**

Remove Palm Tree – A letter will be written to the Bloomingdale Homeowners Association requesting removal of the tall palm tree at the guard house. The request will be based on the potential damage to the guard house. **Action: Carlos**
Also, get proposal from contractors to remove the palm tree and stump. Send this via Email to Debra. **Action: Carlos**

Flower Plantings – Talk to Al Deveny regarding four season flower planting at our front entrance. Links to plant and BHA to maintain. **Action: Debra**

ACC Recommended Paint Colors – Try to put acceptable paint colors and manufacturers on the Links HOA web site. Check with Elaine Harrell.

Action: Carlos

Lawn Deficiency – Send a letter to 4412 Swift Circle.

Action: McNeil

Vehicle Parking – Parking over sidewalks and "no tags" will be addressed in the upcoming newsletter. **Action: Debra**

Adjournment

Board Meeting: The next HOA Board Meeting will be held at 4315 Swift Circle 7 PM on Wednesday, July 5, 2006.

Adjournment: The board moved to adjourn the meeting at 9 PM. The motion was carried 4-0.

Thomas M. White, Secretary

Date Approved