

The Links Homeowners Association (HOA), Inc.
Board of Directors Meeting
Conaga Park in Bloomingdale West
3940 Canoga Park Drive
Valrico, FL 33594
January 17, 2007

MINUTES

Call to Order: This was the 1st Board Meeting of the 2007 Board of Directors. Five Directors (Debra Phillips, Ron Lunsford, Paul King, Greg Pifer, and Tom White) were present.

Verify Quorum: All five Directors were in attendance to start the meeting. Thus, there was a quorum. Doug Pinner represented McNeil Associates.

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: Copies of meeting minutes from 3/22/06, 6/14/06, 7/5/06 and 8/15/06 were signed by Tom White and given to Doug Pinner for posting on the web site (if not previously done). There are no meeting minutes from the Board meeting of 9/27/06 and the Annual Meeting in November, 2006.

Action: McNeil

Financials: A 6 month CD in the amount of \$20,716.81 will mature in April, 2007. The Colonial checking account is \$9,946.37. Thus, the total balance as of 12/31/06 was \$30,663.18.

Unfinished Business:

The board voted 5-0 to have McNeil hire a contractor and have the palm tree removed in front of the guard house.

Action: McNeil

Doug gave all Board members a key to the guard house. Paul gave all members the 4 digit security code for alarm silencing.

The painting work at 4306 Swift Circle is complete and accepted by the ACC.

New Business:

For 4412 Swift Circle, the house colors have been accepted by the ACC. However, the Board voted 5-0 to have the HOA attorney send a notice to the owner that the lawn is in unacceptable condition.

Action: McNeil

For 4316 Swift Circle, it was reported that a 4' high fence w/ posts to the exterior has been installed. As a minimum, this is a violation to the 1995 "Declarations", page 29. Section 2.b. McNeil to review the ACC application and advise the Board.

Action: McNeil

Adjournment

Board Meeting: The next HOA Board Meeting will be held at 4315 Swift Circle 7 PM on Tuesday, April 3, 2007.

Adjournment: The board moved to adjourn the meeting at 7:45 PM. The motion was carried 5-0.

Thomas M. White, Secretary

Date Approved