

The Links Homeowners Association (HOA), Inc.
Board of Directors Meeting
4315 Swift Circle
Valrico, FL 33594
April 3, 2007

MINUTES

Call to Order: This was the 2nd Board Meeting of the 2007 Board of Directors. Three Directors (Debra Phillips, Greg Pifer, and Tom White) were present.

Verify Quorum: Three Directors were in attendance to start the meeting. Thus, there was a quorum. Doug Pinner represented McNeil Management. Links homeowners Tina Baker, Connie Butera, Jim Machise, and Beth Geers were also in attendance.

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 minutes from January 17, 2007 were reviewed, signed by Tom White, and given to Doug Pinner for posting on the web site.

Action: McNeil

Financials: A 6 month CD with Colonial Bank in the amount of \$20,897.73 will mature in April, 2007. The Colonial checking account as of February 28, 2007 is \$22,973.19. Thus, the total Links balance as of February, 28 was **\$43,870.92**.

Three homes have not paid the 2007 Links Annual Fee. Two units that are rented have had notification letters sent to the owners via attorney. The third home will receive notice from attorney, if their payment is not paid by April 13, 2007.

Action: McNeil

Unfinished Business:

The palm tree was removed from the front of the guard house in March, 2007.

4522 Swift Circle – Via mediation, the owner had agreed to repaint house in February, 2007. This issue has been going on (w/o resolution) for almost 3 years. McNeil is to get an update from Rebecca and advise the Board.

Action: McNeil

4412 Swift Circle – There were two issues here: painting and lack of a lawn. Owner is with attorney due to violations. McNeil to follow up with attorney to provide status.

Action: McNeil

4316 Swift Circle – There is a new rear 4 ft. high fence with “good side” facing in. The owner has agreed to comply with the “Declarations” and “flip” the fence over to have the “good side” face their back neighbor.

Action: ACC/Board

New Business:

Street Signs – Connie Butera will review several designs and report back to the Board.

Action : Connie Butera

4323 Swift Circle – Tina Baker submitted design photos to screen a large home being built behind her home. The Board voted 3-0 to accept the concept subject to verification that the concrete block wall was owned by the Links and that ACC agreed with the wall height additions. Greg Pifer later advised that the wall was part of the Links and the ACC agreed to the following: from north to south, 1st segment (no change in elevation), 2nd segment (1 block course higher, i.e. 8”). 3rd segment (2 blocks added), 4th segment (3 blocks added), and 5th segment (tapered down to existing neighbor’s wall height). Columns and wall will be capped, stucco’d, and painted same color as existing wall.

Action: Homeowner

4323 Swift Circle – There have been numerous problems with loud noises and heavy traffic from an adjacent homeowner at early morning hours. This is a clear violation of the “Declarations”, Article VI, Section 8, and the recent updated “Regulations” dated August 15, 2006, Item 7, Page 6. In accordance with “Procedures for Rule Enforcement” on page 9 of the August 15, 2006 document, the homeowner was requested to put the complaint in writing to the Board via McNeil for formal action against the homeowner in order for the Board to proceed with future actions.

Action: Homeowner

Adjournment

Board Meeting: The next HOA Board Meeting will be held at 4312 Swift Circle, 7 PM on Tuesday, June 13, 2007.

Adjournment: The board moved to adjourn the meeting at 8:20 PM. The motion was carried 3-0.

Thomas M. White, Secretary

Date Approved