

The Links Homeowners Association (HOA), Inc.
Board of Directors Meeting
4312 Swift Circle
Valrico, FL 33594
June 13, 2007
MINUTES

Call to Order: This was the 3rd Board Meeting of the 2007 Board of Directors. Three Directors (Ron Lunsford, Greg Pifer, and Tom White) were present.

Verify Quorum: Three Directors were in attendance to start the meeting. Thus, there was a quorum. Doug and Pamela Pinner represented McNeil Associates. Links homeowners Jack Olding and Elizabeth Plange 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 June 13, 2007 were reviewed, signed by Tom White, and given to Doug Pinner for posting on the web site.

Action: McNeil

Financials: A new 6 month CD with Colonial Bank in the amount of \$21,151.36 will mature in September, 2007. The Colonial checking account as of May 31, 2007 is \$19,888.17. Thus, the total Links balance as of May 31 was **\$41,039.53**.

Two homes have not paid the 2007 Links Annual Fee. These two units that are rented have had foreclosure notices sent to the owners via attorney. McNeil to update the Board at the next meeting.

Action: McNeil

Unfinished Business:

4522 Swift Circle – The owner has obtained approved colors from the ACC for repainting. McNeil will send the owner a letter congratulating them for the color approval by the ACC and requesting a date when the exterior painting will be done.

Action: McNeil

4412 Swift Circle – The owner has advised McNeil that he will resod his lawn in June; i.e., during the “wet” season. The Board will review this item at the next meeting.

Action: Board

4316 Swift Circle – The 4 foot high fence has been reversed and this item is closed.

4310 Swift Circle - Disapproved exterior paint colors was the issue. However, Greg noted that the painting was done about 1 ½ years ago. The Board voted 3-0 to drop this as an outstanding issue.

4306 Swift Circle – The owner (Harris) has written to our attorney and refuses to pay the \$1400 outstanding legal fee. McNeil is to send a copy of the letter to the Board. At McNeil’s recommendation, the Board voted 3-0 to have the HOA pay the legal bill. The logic was that it would take more than \$1400 in additional legal fees to take this to court.

Action: McNeil

Street Signs – The Board voted 3-0 to have the ACC review the proposals obtained by Connie Butera and make a recommendation to the Board at the next meeting.

Action: ACC

New Business:

Brick Pavers – There are enough extra bricks behind the guard house to be cut up and finish the repair work. The Board voted 3-0 to have a mason provide the labor to do this work at a cost not to exceed \$250.

Action: McNeil

Curb Inlet Slab and Bituminous Concrete Sidewalks – The County has agreed to fix the slab and put in concrete sidewalks in September, 2007.

Action: County

4329 Swift Circle (Hargrove) – Tom will go to the mediation on June 22, 2007 at the Hillsborough County courthouse.

Action: Tom *

Standards by the ACC – Doug advised that effective July 1, 2007, HOAs need to have standard color selections for painting homes, types of perimeter fencing, etc. from which homeowners can choose. Greg agreed to take the lead on this.

Action: Greg Pifer

4312 Duncombe – There are numerous potential violations at this property and Paul is requested to compile a list of the violations and advise the Board and McNeil of the items.

Action: Paul King

Adjournment

Board Meeting: The next HOA Board Meeting will be held at Bloomingdale West at 7 PM , August 30, 2007. If the Board wants an earlier meeting, it will need to be held at a Board member's home.

Action: Board

Adjournment: The board moved to adjourn the meeting at 8:45 PM. The motion was carried 3-0.

Thomas M. White, Secretary

Date Approved

* Subsequent update on 4329 Swift Circle mediation on June 22, 2007. Hargrove was a “no show”. Papers were signed by the mediator and the next step may have to be a lawsuit. McNeil to get an update from the HOA attorney.

Action : McNeil