

The Links Homeowners Association, Inc.
Board Of Directors Meeting
October 11, 2007

Minutes

Call to Order: The meeting was called to order by Greg Pifer at 7:10 p.m.

- **Verify Quorum** - It was verified that a quorum was present. Greg Pifer, Ron Lunsford (via speakerphone) and Debra Phillips were present. McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – Manager presented affidavit of mailing as proof that notice of budget meeting was mailed to all owners of record at least 15 days in advance of meeting. Affidavit filed for audit. It was also confirmed that the meeting sign had been posted in a timely manner at 48 hours in advance of the meeting.
- **Approval of Minutes** – Debra Phillips moved to accept the minutes as reviewed. Seconded. Unanimous vote. Motion carried.

Financials

- Monthly financials were reviewed. The report is filed for audit.

Committee Reports

- Landscape Committee – Committee plans to install new flowers at entry for holidays.

Unfinished Business

- Street Sign Renovation – Connie Butera presented updated proposals with options from Mark at Creative Mailbox & Sign Design. Greg Pifer moved to approve the Creative Mailbox bid for Option A at a total cost of \$10,708.30 for new street and/or traffic signage. Seconded. Unanimous vote. Motion carried. Manager asked to confirm that appropriate portion of funds from maturing CD was transferred to operating account to pay for new signs. Manager to pay 50% of invoice as down payment prior to project start.
- 4312 Duncombe Drive – Ongoing violations still not corrected. Owner still has items leaning against chimney at side of home, boat still in view, lawn/landscape issues remain. Association directed the Manager to have attorney move forward with legal enforcement actions.

New Business

- Board conducted discussion regarding 2008 Annual Assessment and Budget. Board and manager fielded questions from the owners present. Debra Phillips moved to increase the 2008 Annual Assessment to \$300 per lot. Greg Pifer seconded and motion carried unanimously.

Adjournment

- Debra Phillips moved to adjourn the meeting at 8:10 p.m. Motion second and carried.
- The next meeting is the Annual Meeting to be held on November 13, 2007.