

The Links Homeowners Association (HOA), Inc.

2007 Annual Meeting

Bloomingtondale Community Center

3940 Canoga Park Drive

Brandon, FL

November 13, 2007

MINUTES

Call to Order:

This was the 2007 Annual Meeting of the Links HOA. Three Directors (Debra Phillips, Greg Pifer, and Tom White) were present for the start of the meeting. Paul King joined the meeting shortly after the initial discussions.

Verify Quorum: Three Directors were in attendance to start the meeting. Thus, there was a board quorum; however, not a homeowner quorum. Pamela Pinner represented McNeil Management.

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 and owner notification was mailed 15 days in advance. Thus, the notice was timely.

Reading of Minutes: There were no meeting minutes available to be read from the 2006 Annual Meeting. Thus, the meeting continued w/o 2006 meeting notes.

Financials:

A 6-month CD in the amount of \$10,025.26 will mature in March, 2008. The Colonial checking account amount as of October 31, 2007 was \$17,427.61. Thus, the total Links balance as of October 31, 2007 was **\$27,452.87**. However, it was noted that the most recent financial update included the CD and about \$7,000 in the checking account for a total of about \$17,000. It was noted that only one homeowner (out of 103) had not paid the 2007 maintenance fee.

Unfinished Business:

None

New Business:

The new street signs got general approval. However, it was an issue for some HOA residents who thought it should have been noted in the quarterly newsletter. The November, 2007 newsletter was handed out at the meeting. It was noted that "The Links" may purchase a radar gun in the future to record speeders and report same to the police.

Election of Officers for 2008:

The following were elected as the 2008 Links Board of Directors: Paul King, Debra Phillips, Greg Pifer, Eric Steel and Tom White.

Adjournment:

The board moved to adjourn the meeting at 8:30 pm. The motion was carried 4-0.

Thomas M. White, Secretary

Date Approved