

**The Links Homeowners Association (HOA), Inc.**  
**Board of Directors Meeting**  
**4315 Swift Circle**  
**Valrico, FL 33596**  
**May 7, 2008**

**MINUTES**

**Call to Order:** This was the 2nd Board Meeting of the 2008 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 Services, Inc.

**Confirmation of Proper Meeting Notice:** Notice was not posted on the Links Posting Board at the Guard House more than 48 hours prior to the meeting. However, the Board voted 3-0 to proceed with the quarterly meeting.

**Reading of Minutes:** Meeting minutes from the last Board meeting on February 6, 2008 were reviewed and are to be posted on the Links HOA web site.

**Action: McNeil**

**Financials:** A 3 month CD with Colonial Bank in the amount of \$10,165.30 will mature in June, 2008. The Colonial checking account as of April 30, 2008 is \$29,218.97. Thus, the total Links balance as of April 30 was **\$39,384.27**.

Two homes have not paid the 2008 Links Annual Fee. These are being handled by the Links HOA attorney.

**Action : McNeil**

**Unfinished Business:**

4412 Swift Circle – The owners have until May 31, 2008 to resod the lawn.

4345 Swift Circle – The last section of the 6' high PVC fence (side of house) will be removed and the last support post moved back. Board will pick up the cost of same per the 2/6/08 Board meeting.

**Action: McNeil**

**New Business:**

Security Cameras - A “backup system” will be installed and the existing units will be replaced. Board voted 3-0 for same.

**Action: Paul King**

Signs – Add 2 “Children at Play” signs near 4320 Swift Circle. Switch 2 signs with incorrect block addresses on Swift Circle.

**Action: McNeil**

PVC Fences – A request will be made to the Links HOA attorney to see if the Links Architectural Guidelines can be modified to mandate replacement of existing wood fences with PVC.

**Action: McNeil**

Update of the 2006 Architectural Guidelines & Rules and Regulations – The Board and the ACC need to meet and update these documents for issues such as house paint

colors, types of acceptable grass in the Links, acceptable fence replacements, etc.  
**Action: Board/ ACC**

**Adjournment**

**Board Meeting:** The next HOA Board Meeting will be held at 4312 Swift Circle,  
7 PM, August 6, 2008. **Action: Board**

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

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Thomas M. White, Secretary

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Date Approved