

The Links Homeowners Association (HOA), Inc.
Board of Directors Meeting
4312 Swift Circle
Valrico, FL 33596
December 10, 2008

MINUTES

Call to Order: This was the 1st meeting of the 2009 Board of Directors. Three Directors (Carlos Cruz, Greg Pifer, and Tom White) were present.

Verify Quorum: Three Directors were in attendance to start the meeting at 7 PM. Thus, there was a Board quorum. Ron Lunsford, Susan Smith, and Judy White were also at the meeting.

Confirmation of Proper Meeting Notice: Notice was posted on the Links Board at the Guard House more than 48 hours prior to the meeting. Thus, the notice was timely.

Reading of Minutes: The minutes from the 2008 Links HOA Annual Meeting which was held on November 5, 2007 were accepted by the Board.

Election of Officers: Ron Lunsford was voted in as the 5th Director (3-0). The following were then voted in (4-0) as the 2009 Links HOA Board Officers;

President	Tom White	tom9779@aol.com
Vice-President	Ron Lunsford	luron@mac.com
Treasurer	Greg Pifer	gntp@verizon.net
Secretary*	Carlos Cruz	cracruz@att.com
Director	Eric Steel	epsteel@aol.com

* Tom White will transition out of Secretary over the next few months.

Financials: This information will be submitted by McNeil at the next meeting in January, 2009.

Action: McNeil

Action Items from the November 5, 2008 Annual Meeting

- a. Greg confirmed that the heights of the new "Children Playing" signs were corrected.
- b. Robin Cole contacted Al Devney regarding new plantings by the Links. This work is now completed.

- c. Greg will check with County on schedule for road paving.

Action: Greg Pifer

- d. Sidewalk Deficiency List – The Board requests that McNeil submit the transmittal letter that was sent (with the list) to the County.

Action: McNeil

Links HOA Website -Links primary contact is Susan Smith (ssmith4233@aol.com).

- a. The Board agreed that timely posting of minutes and an expanded website is desired and will be more useful to Links residents.
- b. Susan will contact Delaney Publications to review expansion of the website and then report back to the Board.

Action: Susan Smith

Front Entry:

- a. Greg to call Robin Cole who will check with Al Devney on whether BHA places mulch at the entry (and if so, when?) and whether installation of a USA flag/pole meets BHA guidelines. **Action: Greg**
- b. Preliminary research will be done on installing the flag/pole. **Action: Ron**
- c. Consider pressure wash and painting of the guardhouse. **Action: All**

New Committee – The Board vote 4-0 to create a new “Welcoming and Social Committee” with 3 to 5 members. The Committee and the Board will establish a budget for the Committee soon. Judy White and Susan Smith will talk to Links residents for volunteers. **Action: Judy and Susan**

Plastic vs Wooden Fences - The Board requests McNeil’s opinion on what type of vote would be required of “The Links” to require plastic fences to be a mandatory replacement in the future. **Action: McNeil**

Next Board Meeting – To be in January, 2009 and designated by McNeil. The Board suggests a Tuesday or Wednesday night. **Action: McNeil/Board**

Adjournment: The Board moved to adjourn the meeting at 8:10PM. The motion was carried by a vote of 4-0.

Thomas M. White, Secretary *

Date Approved

* Temporary for Carlos Cruz