

The Links Homeowners Association (HOA), Inc.
Board of Directors Meeting
Bloomingtondale Community Center
3940 Canoga Park Drive, Brandon, FL
January 14, 2009

MINUTES

Call to Order: This was the 2nd meeting of the 2009 Board of Directors. Three Directors (Eric Steel, Ron Lunsford, and Tom White) were present. Doug Pinner represented McNeil Management.

Verify Quorum: Three Directors were in attendance to start the meeting at 7 PM. Thus, there was a Board quorum.

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 December 10, 2008 were accepted by the Board.

Financials: As of December 31, 2008, the Colonial checking account was \$25,043.18 and the 3 month CD (maturing in March, 2009) was \$10,360.68. Thus, the total Links checking/savings was \$35,403.86.

As of 1/14/09, there are 2 delinquencies for the 2008 Annual Assessment. Both are being pursued by the Links legal counsel.

Action Items from the December 10, 2008 Board Meeting

- a. Greg will check with County on schedule for road paving. **Action: Greg**
- b. Sidewalk Deficiency List – McNeil mailed the Sidewalk Deficiency List to HC Public Works Department on 12/1/08, requesting accelerated action due to a fall by a Links homeowner. A second Links homeowner was injured in a fall at the same location in early January, 2009. McNeil will advise HC of the 2nd fall and again request remedial action. **Action: McNeil**
- c. Web Site – Susan Smith is working with Delaney publications to upgrade the Links HOA web site (www.thelinkshoa.com). We should all indicate constructive comments to the “webmaster” with a cc to Susan (ssmith4233@aol.com) to develop an informative and interactive web site. **Action : Susan Smith/ All**
- d. 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**
- e. Preliminary research will be done on installing a flag/pole. **Action: Ron**
- f. Get cost estimate to pressure wash and paint the guard house. **Action: McNeil**
- g. “Welcoming and Social Committee”- The Board will review this at the next meeting. **Action All**
- h. Mandatory Vinyl Fences – This could be done by modifying the ACC guidelines which had the latest revision in 2006. However, the Board should consider whether this issue be presented to the entire community for a vote. **Action: All**

New Business

a. Guard House Telephone -There were several basic questions on the telephone service for the security system. These were: 1) is there a need for a phone line; 2) what is the alarm system, and is the system 'up and running'; and 3) what/who is the "point of control". Discuss same with Paul King.

Action: Tom

b. House Painting – A home on Swift Circle has needed painting since 2007. A Board member will speak to the owner and report back to the Board.

Action: Eric

Next Board Meeting – To be in March, 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 8:40PM. The motion was carried by a vote of 3-0.

Thomas M. White, Secretary *

Date Approved

* Temporary for Carlos Cruz