

The Links Homeowners Association (HOA), Inc.
Board of Directors Meeting
4312 Swift Circle
Valrico, Fl 33596
June 10, 2009

MINUTES

Call to Order: This was the 4th meeting of the 2009 Board of Directors. Three Directors (Eric Steel, Greg Pifer, and Tom White) were present. Doug Pinner represented McNeil Management. Also, Robin Cole and Connie Butera (and her daughter) attended the meeting.

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 March 25, 2009 Board Meeting were accepted by the Board.

Financials: As of May 31, 2008, the Colonial checking account was \$34,518.80 and the 3 month CD (maturing in June, 2009) was \$10,445.52. Thus, the total Links checking/savings was \$44,964.32. The Board voted 3-0 to put \$7,500 each into a 3 month and 6 month CD. **Action: Mc Neil**

As of May 31, 2009, there are 7 delinquencies for the 2009 Annual Assessment. All are being pursued by the Links legal counsel. Currently, there are 5 foreclosures at the Links.

Unfinished Business

Robin Cole is willing to try to implement a “Neighborhood Business Group” on the Links HOA web site. This info will be shown on the Links bulletin Board. **Action: Tom White**

Security Camera System – The recording video had been out for several months. McNeil will get proposals from DCSI, American Access Control, and Security Concepts and make a recommendation to the Board on upgrading the system. This is a serious matter and needs immediate resolution. **Action: Mc Neil**

Welcome/ Social Committee – Board will speak to Rhonda Nitsche on getting some leadership established for this committee. **Action: Tom White**

Remedial action: McNeil will advise one homeowner of needed landscaping and lawn improvements. The Board voted 3-0 to send another letter from the Links attorney to a homeowner to remedy the driveway painting. Otherwise, the Board will be force to take legal action against that homeowner. **Action: McNeil**

New Business

Guard House A/C Unit – The Board voted 3-0 to have Handy Mark install a new A/C unit, caulk around the opening, and provide 4 replacement filters. The plan is to have Board members alternate on checking the guard house and verifying that all is OK.

Action: McNeil

Entrance Landscaping – 2 bids were reviewed. The Board voted 3-0 to have Preferred Lawn Care maintain the front entrance (and put up/take down Christmas lighting and wreaths). Cost will be about \$220/month. Contract will be through December 31, 2009. McNeil to advise the contractor.

Action: McNeil

Next Board Meeting – To be at 7 PM July 22, 2009 at the Bloomingdale Community Center.

Action: ALL

Adjournment: The Board moved to adjourn the meeting at 8:25PM. The motion was carried by a vote of 3-0.

Thomas M. White, Secretary *

Date Approved

* Temporary for Carlos Cruz