

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting August 2, 2011 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by President, Greg Pifer at 7:07 PM. Greg indicated that timely notice was not posted. Hearing no objections from the Board, the meeting continued. Directors Steve Keen and Carlos Cruz also attended. It was determined that a quorum was established. Kendra Gustafson from McNeil Management was also present.

2. Reading of Unapproved Minutes

Greg Pifer moved to waive the reading and approve previous Board Meeting minutes.

On Motion: Duly made by Greg Pifer, seconded by Carlos Cruz and carried unanimously.

Resolve: To approve the prior minutes.

3. Financial Reports

Greg presented the monthly financial reports and indicated that the Association would need to replace entrance Christmas decorations this year. Manager will provide Board with a Year-to-Date comparison of the Association financial state for 2010 vs. 2011. Manager reviewed the delinquent accounts report and current Collections status with the Board. Manager informed Board that Unit 2237 is nearing end of Lien Foreclosure and will notify Board once a sale date has been set.

4. Agenda Items

Management Reports: Manager presented Notices Report, Violations Report and Architectural Alterations report to board. Board provided additional direction regarding enforcement actions against lots with ongoing violations.

Community Newsletter: Greg indicated that he is currently working on articles for the community newsletter. Greg will forward to Manager once completed and ready for owner distribution.

Damaged Sign Bases: Carlos confirmed that 5 decorative sign bases and concrete pads are damaged. Carlos provided exact locations for Manager to discuss with Creative Mailbox & Sign Designs. Manger will schedule onsite meeting with Creative and the Board to discuss in detail to determine necessary repairs and who is responsible (Creative or HOA).

Easement Trees: Board discussed location of easement trees on each lot to determine who is responsible for regular maintenance. It was determined that each individual owner is responsible for the easement trees on their lots. Manager will inform McNeil inspection team to distribute notices accordingly.

Architectural Committee: Carlos Cruz presented update on pending ACC requests and provided Manager signed copies of requests for processing. Carlos indicated that the committee is currently working to adopt an exterior paint palette and to revise the Architectural Design Standards. Manger will provide Carols with samples of other design standards as requested.

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Director Comments: Manager will have McNeil representative copy the Board on e-mail regarding new property owners per Board's request. Board discussed and decided to combine the Budget Meeting and Annual Membership Meeting into one meeting. Once date and location are confirmed, Manager will update Board and post to HOA website. Management will issued proper meeting notice to all owners as required per FL Statues.

5. Adjournment

On Motion: Duly made by Greg Pifer, seconded by Steve Keen and carried unanimously.

Resolve: To adjourn the meeting at approximately 8:57 PM.

Prepared by Manager on behalf of Tom White, Secretary