

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting January 4, 2012 Meeting Minutes

1. Certifying of Quorum-Call to Order

The meeting was called to order by Secretary, Tom White at 7:14 p.m. Directors Greg Pifer, Eric Steel and Steve Keen also attended. It was determined that a quorum was established and timely notice had been provided. McNeil Management was also present.

2. Reading of Unapproved Minutes

On Motion: Duly made by Eric Steel, seconded by Tom White and carried unanimously.

Resolve: To waive the reading of the minutes and approve the minutes as presented.

3. Financial Reports

The Manager presented the monthly financial status and delinquent account status.

4. Community Reports

Notices: Reviewed with no comments

Violations: Reviewed with comments.

4312 Damcombe – The ACC Request regarding the fence was approved. Management will send a violation notice regarding the unapproved shed in the back yard.

4329 Swift Circle – The violation process will be restarted with the new owner. Management will send a violation notice addressing various issues including the mailbox and lawn.

4402 Swift Circle – Management will issue a violation notice addressing the pool and tree/shrub trimming as well as a 72 hour notice regarding the lawn being mowed.

4526 Swift Circle – Management will contact Danny regarding tree trimming.

On Motion: Duly made by Tom White, seconded by Eric Steele and carried unanimously.

Resolve: To have the trees at 4526 Swift Circle trimmed, excluding the palms.

4532 Swift Circle – Management will issue violation notice addressing the unapproved flag pole.

Architectural: Reviewed with no comments

5. Unfinished Business

Past 5 years of HOA Budgets: Steve Keen reported that there has been a budget surplus over the last 5 years of approximately \$10,000 per year. He will speak with Mr. Scobie regarding the issue.

4329 Swift Circle: Owner/Tenant needs to understand the community rules so that they can comply with the Governing Documents. Management will follow-up.

Concrete Sign Base Repair: Greg Pifer will look into what can be done to repair the cracked bases.

On Motion: Duly made by Tom White, seconded by Eric Steele and carried unanimously.

Resolve: To spend up to \$500 on sign base repairs.

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Security System: The system is in working order. Steve Keen will accommodate the owners who are requesting to view surveillance footage from the night something was stolen from their yard . Greg Pifer will be getting a quote from Safe Touch for future alarm monitoring at the Guard House.

Updated Color Choices: No update available. This will be discussed at the next meeting.

New Christmas Lights: The display was satisfactory and the Board approved paying the Preferred Lawn Care invoice when it comes in.

Repairs to Guard Shack: Management will get a quote for repairs to the Guard Shack roof and look into the issue of the interior lights not working during the day.

On Motion: Duly made by Eric Steele, seconded by Tom White and carried unanimously.

Resolve: To spend up to \$250 on roof repairs to the Guard Shack.

6. New Business

Election of Board Officers: There will be no changes.

7. **Adjournment:** The meeting was adjourned at 8:14PM.

Prepared by Carlos Cruz, Secretary