

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting

4304 Swift Circle

Valrico, FL 33596

June 27, 2012

Meeting Minutes

1. **Call to Order:** This was the 4th meeting of the 2012 Board of Directors. All five Directors (Greg Pifer, Steve Keen, Eric Steel, Carlos Cruz, and Tom White) were present. Gigi Holmes represented McNeil Management. A new Links homeowner, Bill Curtis, attended the meeting.

Verify Quorum – Five Directors were present to start the meeting at 7:15 pm. Thus there was a quorum.

Confirmation of Proper Meeting Notice – Notice was posted for over 1 month on the Links Board at the Guard House. Thus, the notice was timely.

Reading of Minutes – Reading of the May 2, 2012 meeting minutes was waived by the Board. The meeting minutes were accepted by the Board and signed by Tom White, Secretary. The minutes will be posted on the web site.

Tom White noted that the meeting minutes from January 4, March 7, and May 2 have not been posted on the web site and he requested that McNeil have Delaney Publishing post same. **Action: McNeil**

Financials – As of May 31, 2012, there was \$23,221.37 in the MM account and \$49,880.99 in the checking account for a balance of \$73,102.36. For 2012 there are 4 association fee delinquencies that are being pursued by counsel. For 4526 Swift Circle (recently auctioned off), McNeil was requested to check whether the HOA was reimbursed for expenditures at the abandoned home, e.g. grass cutting. **Action: McNeil**

Community Reports – The Notices, Violations, and Architectural reports were reviewed by the Board. Considering that there are 103 homes in “The Links”, the number of issues appears to be minimal.

Unfinished Business –

Concrete Sign Bases – Capstone has done the work for 12 bases at a cost of \$450 + FL tax. Greg will touch up the sign bases with black paint and advise McNeil on OK for payment to the contractor. **Action: Greg**

ACC Color Options – In November, 2011, Jeanne Poliseo volunteered to be the Chair of the ACC. We need to have a list of approved exterior colors that are acceptable in “The Links”. This has been a long outstanding issue. We need an update on the status of approved colors. **Action: All/ACC**

Annual Budget - A motion was made by Tom White and seconded by Eric Steel to reduce the annual assessment at "The Links" from \$300 to \$250/year. The vote carried 5-0. McNeil will develop the 2013 Budget based on \$250/home.

Action: McNeil

2012 Newsletter- Greg Pifer will develop a newsletter to be mailed to all 103 residents.

Action: Greg

John Scobie – Steve Keen will contact John and indicate the balances over the past 5 years and the future assessment plan in 2013 by the Board.

Action: Steve

New Business

Welcome Gifts – The Board voted 3 (Pifer, Steel & Cruz) to 2 (Keen, White) to provide "Welcome Baskets" only to new owners. Tom White will advise Susan Smith (Welcoming Committee) of this decision.

Action: Tom

Security Cameras and Other Guard House Issues – CTG fixed 1 camera that was malfunctioning. CTG will also provide a proposal for a DVR upgrade. Greg noted that we need a new A/C unit at the guard house. Also, the Board requested proposals to remove and cap off both the existing toilet and sink. McNeil is to get 2 proposals to do all of the new work at the guard house.

Action: McNeil

Fences – The Board wants to consider changing the "Bylaws" to allow only 6' high PVC fences when a wooden fence is removed. The Board requested that McNeil advise the Board on what modifications would be required to the original covenants or supplementary guidelines to accomplish same.

Action: McNeil

Potential Violations – Greg noted the following.....4508 Swift Circle (exterior paint, and sidewalk and garage entry need cleaning due to mold), 4408 Swift Circle (there is an A/C unit in the 2nd floor), and 4312 Duncombe (fence is falling down and the pool is "green").

Action: McNeil

Next Board Meeting – The budget meeting will be at 7 PM, September 5, 2012 at the Bloomingdale Recreational Center.

Adjournment: The meeting was adjourned at 8:20 PM.

Thomas M. White, Secretary

