

## **The Links Homeowners Association (HOA), Inc.**

Board of Directors Budget Meeting  
Bloomingdale West Recreational Center  
3940 Canoga Park Drive  
Brandon, Florida  
September 5, 2012

### **Meeting Minutes**

1. **Call to Order:** This was the 5<sup>th</sup> meeting of the 2012 Board of Directors. Three Directors (Greg Pifer, Steve Keen, and Tom White) were present. Gigi Holmes represented McNeil Management. Residents included John Scobie, Bill Newton, and Judy White.
2. **Verify Quorum** – Three Directors were present to start the meeting at 7:00 pm. Thus there was a quorum.

**Confirmation of Proper Meeting Notice** – Notice was posted on the Links Board at the Guard House on September 2. Thus, the notice was timely.

**Reading of Minutes** – Reading of the June 27, 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.

Gigi noted that the meeting minutes from January 4, March 7, and May 2 have been posted on the web site.

**Financials** – As of August 31, 2012, there was \$23,232.98 in the MM account and \$44,356.16 in the checking account for a balance of \$67,589.14. For 2012 there are 4 association fee delinquencies that are being pursued by counsel.

**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 continue to be minimal. McNeil will send two notices on trucks (1 being commercial) that are being parked on the street overnight. **Action: McNeil**

#### **Unfinished Business** –

**Concrete Sign Bases** – Capstone has done the work for 12 concrete bases. The touch up the metal sign bases with black paint still needs to be done. **Action: McNeil**

**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** - The 2013 annual budget (see below) is now based on 103 homes @ \$250/home or assessment income of \$25,750.

**2012 Newsletter**- Greg Pifer will develop a newsletter to be mailed to all 103 residents. The Board voted 3-0 to have a McNeil associate assist Greg in developing the newsletter. **Action: Greg/McNeil**

**John Scobie** – Steve Keen contact John on 9/5 and reviewed the balances over the past 5 years and the future assessment plan in 2013 by the Board.

**Welcome Gifts** – Tom advised Susan Smith of the Board’s decision to provide Welcome Baskets only to new homeowners in The Links.

**Security Cameras and Other Guard House Issues** – CTG fixed 1 camera that was malfunctioning. **Still awaiting proposals for a new upgraded DVR.** Kevin Johnson replaced the A/C unit and capped off the sink and toilet. **Action: McNeil**

**Fences** – The Board may want to consider changing the “Bylaws” to allow only 6’ high PVC fences when a wooden fence is removed. Alternately, the Board could modify the ACC Supplemental Guidelines to allow either PVC or wooden fence replacements. **Action: Board**

#### **New Business**

**2013 Budget/Assessment** – See attached Proposed 2013 Budget. The Board voted 3-0 to approve this budget and assessment.

**Next Board Meeting** – The annual meeting will be at 7 PM, Wednesday, November 7, 2012 at the Bloomingdale Recreational Center.

Adjournment: The meeting was adjourned at 8:00 PM.

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Thomas M. White, Secretary

**The Links HOA, Inc.  
Proposed 2013 Budget**

**Income**

Assessment Income	<u>25,750</u>	
<b>Total Income</b>		<b>25,750</b>

**Expenses**

Corporate Filing	62	
Payment Coupons	98	
Committees	360	
Repairs & Improvements	2,460	
Landscape	3,090	
Electric	1,020	
Telephone	720	
Website	600	
Management Services	11,520	
Legal Services	2,400	
Accounting Services	350	
Security Services	300	
Printing & Postage	200	
Insurance	2,520	
Taxes	50	
<b>Total Expenses</b>	<u>25,750</u>	<b>25,750</b>

**Net Income** 0