

The Links Homeowners Association (HOA), Inc.

Board of Directors Annual Meeting
Bloomingdale West Recreational Center
3940 Canoga Park Drive
Brandon, Florida
November 7, 2012

Meeting Minutes

Call to Order: This was the 6th meeting of the 2012 Board of Directors and it was also the Annual Meeting. Four Directors (Greg Pifer, Steve Keen, Eric Steel, and Tom White) were present. Gigi Holmes represented McNeil Management. Residents included Joe and Jeanne Poliseo and Linda Hagan. Eight lots were represented by proxy and 6 lots in person.

Verify Quorum – Four 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 November 3. Thus, the notice was timely.

Reading of Minutes – Reading of the September 5, 2012 meeting minutes was waived by the Board. The meeting minutes were accepted by the Board and will be signed by Gigi Holmes for Tom White, Secretary. The minutes will then be posted on the web site.

Action: McNeil

Financials – There are now only 2 association fee delinquencies at “The Links”. Greg Noted that the Board voted at a previous meeting (June 27, 2012) to reduce the 2013 annual assessment/home to \$250 (previously was \$300).

Community Reports – The Notices, Violations, and Architectural reports were briefly reviewed by the Board. There were no pressing issues to be discussed.

Unfinished Business –

Concrete Sign Bases – The touch up metal sign bases with black paint still needs to be done.

Action: Greg

ACC Color Options – Joe Poliseo will get a book of Benjamin Moore paint colors so that the ACC can mark up same and indicate what house colors are acceptable in “The Links”.

Action: Joe Poliseo

2012 Newsletter - Greg Pifer will develop a newsletter to be mailed to all 103 residents. A McNeil associate will assist Greg in developing the newsletter.

Action: Greg

Guard House DVR– Kevin of CTG will provide a price for a new upgraded DVR. The Board voted 4-0 to have Greg proceed with the work as long as the cost did not exceed \$1000. **Action: Greg**

Fences – The Board voted 4-0 to leave “The Links” guidelines silent on fencing material. Thus, both PVC and wood fences are acceptable.

New Business

Bulletin Board Letters

The Board voted 4-0 to purchase new 1” letters from Creative Mailbox

Action McNeil

Appointment of Officers

Selection of officers will be made at the 1st meeting of 2013. Joe Poliseo volunteered to rejoin the Board if there is a vacancy.

Action: All

Next Board Meeting – The 1st Board meeting in 2013 will be at Eric’s home....4315 Duncombe. McNeil will establish the 2013 meeting dates. **Action: Gigi**

Adjournment: The meeting was adjourned at 7:55 PM.

Thomas M. White, Secretary