

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting

4315 Duncombe Drive

Valrico, FL 33596

January 16, 2013

Meeting Minutes

Call to Order - This was the 1st meeting of the 2013 Board of Directors. All five Directors (Greg Pifer, Steve Keen, Eric Steel, Carlos Cruz, and Tom White) were present. Gigi Holmes represented McNeil Management. Jeanne Poliseo, Chair of the ACC, was also in attendance.

Verify Quorum – Five Directors were present to start the meeting at 7:00 pm. Thus there was a quorum.

Confirmation of Proper Meeting Notice – Notice was posted for over 10 days on the Links Board at the Guard House. Thus, the notice was timely.

Reading of Minutes – Reading of the November 7, 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.

Financials – As of December 31, 2012, there was \$23,354.91 in the MM account and \$45,668.94 in the checking account for a balance of \$69,023.85. In 2013 there are 2 association fee delinquencies that are being pursued by counsel.

Community Reports – There were no new Notices, Violations, and Architectural reports.

Unfinished Business –

Concrete Sign Bases – This is now complete.

ACC Color Options – The Behr house paint colors that are on the ACC approved list were presented by Jeanne Poliseo and accepted unanimously by the Board. Some additional comments may be added to this list, as follows:

- a. Any paint colors may be submitted to the ACC for review and approval. Approval is at the discretion of the ACC.
- b. Repainting with the “same colors” must be submitted to the ACC for review and approval. The ACC is allowed to reject “same colors” selection.
- c. Color selections that are the same as or similar to adjacent or nearby homes will be rejected by the ACC. This decision will be solely at the discretion of the ACC.

Fences - The Board requested that McNeil advise on what changes to the “Bylaws” would need to be made to only allow PVC fences when a wood fence is replaced. Also, what community vote is necessary to make that change.

Action: McNeil

New Business

Telephone Service from Guardhouse - In an effort to reduce the telephone alarm service monthly bill, check on the cost of Brighthouse to replace Verizon.

Action; Greg

Entrance Bulletin Board – On a 5-0 vote, the Board agreed to purchase a new board and requested that McNeil get costs to replace the entire board or just the corrugated back board. Greg will fill in the bottom holes of the frame in order to eliminate entrance of water by the sprinklers.

Action:Greg/McNeil

Unapproved Roof Installation Letter – McNeil is to send a letter to 4509 Swift Circle advising them that they installed a new roof without ACC approval. **Action:McNeil**

Approved Roof Colors - The ACC needs to establish a list of approved asphalt shingle roof colors.

Action: Jeanne

Election of 2013 Officers – Board members will remain the same as 2012:

President – Greg Pifer

Vice-President – Eric Steel

Secretary – Tom White

Treasurer – Steve Keen

Director –Carlos Cruz

Next Board Meeting – The next Board meeting will be at 7 PM, March 6, 2013 at the home of Steve Keen, 4304 Swift Circle

Adjournment: The meeting was adjourned at 8:15 PM.

Thomas M. White, Secretary