

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting

4304 Swift Circle

Valrico, FL 33596

May 1, 2013

Meeting Minutes

Call to Order - This was the 2nd meeting of the 2013 Board of Directors. Four Directors (Greg Pifer, Steve Keen, Carlos Cruz, and Tom White) were present. Gigi Holmes represented McNeil Management.

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. Thus, the notice was timely.

Reading of Minutes – Reading of the January 16, 2013 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 April 30, 2013, there was \$23,365.60 in the MM account and \$55,369.07 in the checking account for a balance of \$78,734.67. In 2013 there are now 4 association fee delinquencies that are being pursued by counsel.

Community Reports

Notice Reports – These were reviewed.

Architectural Reports – All 3 requests have been approved by the ACC.

Unfinished Business

Status of Updated Color Choice Guidelines by ACC – Behr painting colors were approved at the January 16, 2013 meeting. McNeil will update the sheet with corrections and revisions to the submittal instructions at the bottom of the sheet and then post on the web site. **Action: McNeil**

Approved Roof Colors - This item will be reviewed at the next meeting.

Fences – Carlos will write up a “draft” proposal on PVC fencing for BOD and McNeil review and approval. McNeil will then send the document to Robert Tankel for a legal opinion on what can be done and how to do same.

Action : Carlos

Entrance Bulletin Board – The BOD authorized payment of \$209.55 for the new bulletin board and associated materials.

Telephone Service from Guardhouse – Greg will check on switching service from Verizon to Brighthouse. **Action : Greg**

New Business

Walmarts/Apartments Planned for Bloomingdale Ave. – It was noted that this big project continues to move forward. Check with www.bloomingtonbigbox.com for more info. A “No Big Box” protest will be held from 5:30 to 7:30 PM on Tuesday, May 7, 2013. **Action: All**

Non-owner Occupied Residences – In an effort to get a legal opinion on a maximum % of rented homes in “The Links”, Tom volunteered to develop a “draft” position statement on what the BOD is trying to accomplish. The BOD will come to agreement on intent/wording and McNeil will then send the document to Robert Tankel to advise how this can be done and how to accomplish same. **Action: Tom**

Next Board Meeting – The next Board meeting will be at 7 PM, July, 31, 2013 at the home of Carlos Cruz, 4319 Duncombe.

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

Thomas M. White, Secretary