

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

Board of Directors Meeting

4304 Swift Circle

Valrico, FL 33596

July 31, 2013

### **Meeting Minutes**

**Call to Order** - This was the 3rd meeting of the 2013 Board of Directors. Three Directors (Greg Pifer, Steve Keen, and Tom White) were present. Gigi Holmes represented McNeil Management.

**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. Thus, the notice was timely.

**Reading of Minutes** – Reading of the May 1, 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 June 30, 2013, there was \$23,374.34 in the MM account and \$48,887.68 in the checking account for a balance of \$72,262.02. There are now only 2 association fee delinquencies that are being pursued by counsel. One other homeowner is behind in paying the second ½ annual assessment.

Gigi will give the Board a brief update on insurance coverage for the four Links policies.

**Action: McNeil**

### **Community Reports**

**Notice Reports** – These were reviewed. However, the most significant notice is for painting at 4309 Duncombe.

**Architectural Reports** – All 3 recent requests have been approved. Check for the ACC approval of a wood fence for 4318 Swift Circle.

**Action: Greg Pifer**

### **Unfinished Business**

**Status of Updated Color Choice Guidelines by ACC** – This is now complete.

**Approved Roof Colors** – Greg will check with Jeanne Poliseo and update the BOD at the next meeting.

**Action: Greg Pifer**

**Fences** - Gigi volunteered to send wording from other McNeil managed communities regarding installation of wood and/or PVC fences. In that way, The Links BOD can select the wording that they want for “The Links” and we will determine a plan of action to proceed further.

**Action: McNeil**

**Non-owner Occupied Residences** -The BOD voted 3-0 not to pursue this issue at this time.

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

**Walmart “Big-Box” Project Update** – CANDO has retained an attorney to look at options to stop the project.

### **New Business**

**CANDO Attorney** – Greg expects to be contacted by CANDO for community financial support in the Bloomingdale area to fund the attorney costs. He will then advise the BOD. **Action: Greg Pifer**

**Brick Wall Along Culbreath** – Gigi will get a price to pressure wash all Links brick walls along Culbreath Street. **Action: McNeil**

**Next Board Meeting** – The next Board meeting will be at 7 PM, September 25, 2013 at the Bloomingdale West Recreational Center. This will be the Budget Meeting.

Adjournment: The meeting was adjourned at 8:25 PM.

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Thomas M. White, Secretary