

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting
Bloomingdale West Recreational Center
3940 Canoga Park
Brandon, FL
September 25, 2013

Budget Meeting Minutes

Call to Order - This was the 4th meeting of the 2013 Board of Directors. Three Directors (Greg Pifer, Carlos Cruz, and Tom White) were present. Gigi Holmes represented McNeil Management. Attendees were Bill Newton and John Scobie.

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 July 31, 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 August 31, 2013, there was \$23,380.30 in the MM account and \$45,991.51 in the checking account for a balance of \$69,371.81. There are now only 2 association fee delinquencies. One is being pursued by counsel. One other homeowner is behind in paying the second ½ annual assessment (\$125) for 2013. McNeil will send a final notice to the Owner prior to submitting to counsel and Greg will speak to the Owner.

Action: McNeil/Greg Pifer

McNeil will advise the BOD as to who on the Board is authorized to make transactions with the MM account and the checking account.

Action: McNeil

Community Reports

Notice Reports – These were reviewed. The Owner at 4309 Duncombe has agreed to repaint the entire house.

Architectural Reports – The ACC has had 2 house painting requests. 1 has been approved and 1 has been denied.

Unfinished Business

Approved Roof Colors – Jeanne Poliseo is working on the approved colors.

Action: Jeanne Poliseo

Fences - Carlos will do a write up on PVC fences for BODs review and approval. When approved, it will be sent to legal counsel for an opinion on how to modify the existing “Links” documents.

Action: Carlos Cruz

Telephone Service from Guardhouse – Greg will check on switching from Verizon to Brighthouse (or possibly another company). **Action : Greg Pifer**

Walmart “Big-Box” Project Update – The CANDO attorney is looking at the method of rezoning used by HC (i.e. w/o a public hearing). Greg is to advise the BOD of future meetings on this legal issue. **Action: Greg Pifer**

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

New Business

Annual Assessment -For 2014, Tom White made a motion to keep the assessment at \$250/home. The motion was seconded by Carlos Cruz and approved by a 3-0 vote.

Bloomingdale Christmas Party – Greg advised the BOD that “The Links” will be listed as part of a grant from the State of Florida to the Bloomingdale Special Taxing District to have Santa Claus at the 2013 Christmas party.

Next Board Meeting – The next Board meeting will be at 7 PM, November 6, 2013 at the Bloomingdale West Recreational Center. This will be the Annual Meeting.

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

Thomas M. White, Secretary