

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

Board of Directors Meeting  
Bloomingdale West Recreational Center  
3940 Canoga Park  
Brandon, FL  
November 6, 2013

### **Annual Meeting Minutes**

**Call to Order** - This was the 5th meeting of the 2013 Board of Directors. All five Directors (Greg Pifer, Carlos Cruz, Steve Keen, Eric Steel, and Tom White) were present. Gigi Holmes represented McNeil Management. Attendees were Bill Newton, John Scobie, Lester Martinez-Lopez, Linda Hagan, Martin Applebee, Joe and Jeanne Poliseo, and Joe Cole.

**Verify Quorum** – All 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 on the Links Board at the Guard House. Thus, the notice was timely.

**Reading of Minutes** – Reading of the September 25, 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 October 31, 2013, there was \$23,486.18 in the MM account and \$42,976.79 in the checking account for a balance of \$66,462.97. There is now only 1 association fee delinquency which is being pursued by counsel.

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 4306 Swift Circle has several ongoing violations. Greg will review same with the owner. **Action: Greg Pifer**

**Architectural Reports** – The ACC has approved the exterior paint colors for 4309 Duncombe Drive. The work is TBD.

#### **Unfinished Business**

**Approved Roof Colors** – Approved roof colors for asphalt shingles were reviewed by the Board. 5 colors are available in our Florida location. On a motion by Pifer and seconded by White, the Board voted 5-0 to approve the selected colors.

**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 CTG.

**Action : Greg Pifer**

**Walmart "Big-Box" Project Update** – The Bloomingdale CAN-DO attorney is looking at the method of rezoning used by HC (i.e. w/o a public hearing). It was noted that 45% of the Phase 1 (filing the lawsuit) cost has been obtained via donations. Also, a rally is scheduled for Saturday, November 9 at 3 PM at the Bloomingdale Regional Library.

### **New Business**

**Halloween Party**-Greg noted that there has been some discussion of a future Halloween Community Party by blocking off Duncombe Drive. This will be reviewed at the next meeting.

**Board of Directors** – Most Board members agreed to serve in 2014. Eric Steel would be happy to pass his baton, but, there were no volunteers. Election of officers will be at the next meeting.

**Next Board Meeting** – The next Board meeting will be at 7 PM, January 8, 2014 at the Bloomingdale West Recreational Center.

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

---

Thomas M. White, Secretary