

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting
Bloomingdale Regional Library
Valrico, FL 33596
January 8, 2014

Meeting Minutes

Call to Order - This was the 1st meeting of the 2014 Board of Directors. Four Directors (Greg Pifer, Carlos Cruz, Steve Keen, and Tom White) were present. Gigi Holmes represented McNeil Management. Attendees were Jack and Regenia Hampton and Ray Alzamora.

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 November 6, 2013 Annual 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, 2013, there was \$23,492.07 in the MM account and \$50,817.64 in the checking account for a total of \$74,309.71. There is still only 1 association fee delinquency which is being pursued by counsel.

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

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 Simply Safe. **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. No changes from the November 6, 2013 meeting.

Halloween Party – Greg will check with the HCPD to see if Duncombe Drive can be closed off for a community party. **Action: Greg Pifer**

New Business

Appointment of Board of Directors for 2014

President – Carlos Cruz

Vice-President – Steve Keen

Treasurer- Greg Pifer

Secretary – Tom White

Director – Eric Steel

Pergola ACC Submittal and Denial – There was much discussion on the submittal, denial by the ACC, Links documents, and the recent legal opinion obtained by the BOD. The reason for denial was that the structure “protrudes above the fence”. Tom White made a motion to reverse the ACC decision and approve the pergola application. The motion was seconded by Steve Keen. Voting yes (White and Keen). Voting no (Cruz and Pifer).

It was later proposed that the BOD have 2 weeks to draft more objective Resolutions Regarding Architectural Control Standards. The pergola applicant (Hampton) will hold off construction for 2 weeks. Carlos will be the point person in drafting the new Standards. **Action: Carlos Cruz**

Website – Add www.bloominglebigbox.com, Also, take a new photo of the main entrance and add to the website. **Action: McNeil**

Next Board Meeting – The next scheduled Board meeting will be at 7 PM, March 12, 2014. The meeting location will be determined at a later date .

Adjournment: The meeting was adjourned at 9:00 PM.

Thomas M. White, Secretary