

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting
Bloomingdale Regional Library
Valrico, FL 33596
April 2, 2014

Meeting Minutes

Call to Order - This was the 2nd meeting of the 2014 Board of Directors. All five Directors (Greg Pifer, Carlos Cruz, Steve Keen, Eric Steel, and Tom White) were present. Gigi Holmes and Pamela Pinner represented McNeil Management. Attendees were Boomer and Kathleen Ferguson, and Jeanne Poliseo of the ACC.

Verify Quorum – 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 January 8, 2014 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.

Action: McNeil

Financials – As of February 28, 2014, there was \$23,497.76 in the MM account and \$62,787.31 in the checking account for a total of \$86,285.07. There is still only 1 association fee delinquency which is being pursued by counsel.

Community Reports

Notice Reports – The following actions were approved by the BOD:

4329 Swift Circle (Level 2 violation) – Send Final Notice letter with 30 days to correct deficiencies. Otherwise, this will be sent to the Links' attorney for legal action.

Action: McNeil

4524 Swift Circle (Level 2 violation) – This is in foreclosure. Send Final Notice letter with 30 days to correct deficiencies.

Action: McNeil

4306 Swift Circle (Level 3 violation) – Send Final Notice letter on 4/14 for work to be done within 30 days. If not done, send to attorney.

Action: McNeil

4309 Duncombe Drive (Level 4 violation) – Send Final Notice letter to paint house within 30 days. ACC has approved the paint colors. Otherwise, send

this violation to attorney for legal action.

Action: McNeil

Architectural – 4305 Duncombe Drive – The ACC will disapprove the submitted paint colors. The homeowners will be notified.

Action: McNeil

Unfinished Business

Fences - The BOD needs an opinion from our attorney. The current Links covenants mention only wooden fences. Question.....May the BOD modify the ACC guidelines to require, in the future, that all replacement fences be PVC? If not, what does the BOD need to do to make that modification to the Links ACC documents?

Action: McNeil

Telephone Service from Guardhouse – Greg advised that SimpliSafe will supply the wireless system for \$265. We need to install same. Monthly fee is \$15.95. The BOD voted unanimously to proceed with the work.

Action: McNeil

Walmart “Big-Box” Project Update - Recent progress has been the ruling by a judge that the CANDO lawsuit vs HCC may go forward via a mediator. There is a meeting at 4/3 @ 6 PM at the HCC office in Tampa wherein there will be a project update.

Links Street Party – Greg will check with the HCPD to see if Duncombe Drive can be closed off for a community party. Kathleen Ferguson has volunteered to head up a party concept team.

Action: Greg Pifer/Kathleen Ferguson

ACC Resolution Documents

The document that was reviewed at the January 14, 2014 “Emergency Meeting (see attached) was approved and signed. Vote was 5-0. A later Resolution Document which addressed a pergola and a 4’ high fence backing up to the golf course was voted 3 in favor (Cruz, Pifer, and Steel) and 2 against (Keen and White). The document was signed and dated.

New Business

Links BOD Certifications – Four Directors (Pifer, Steel, Keen and White) will need to certify that they have read the Links documents. McNeil will email the form to each Director. We will complete same and send back to McNeil.

Action: McNeil

New ACC Guidelines – Comments should be forwarded to Eric Steel. We also have to define dimensions on new structures, e.g. H, L, and W of a jungle gym.

Action: All/ Eric Steel

Action: All/ Eric Steel

ACC Submittal Form – Jeanne Poliseo requested that we add the homeowners email address to the form. This will help in the response from the ACC.

Action: McNeil

Newsletter – Next annual newsletter will be issued in April, 2014. Jeanne will write a brief note about not parking cars on the sidewalks. This will be added to the Newsletter.

Action: Poliseo/Cruz/McNeil

BHA – Carlos noted that the Bloomingdale Homeowners Association “Clean-up Day” is on April 12, 2014.

BOD Term Limits – Carlos would like to see if we can have multiple year terms for some Directors in order to have smooth transitions from year to year. We should confirm that we are all serving for 1 year, per the bylaws. McNeil is to get a typical HOA wording for multiple year terms.

Action: All/McNeil

Next Board Meeting – The next scheduled Board meeting will be at 7 PM, July 9, 2014. The meeting location will be determined at a later date.

Adjournment: The meeting was adjourned at 8:40 PM.

Thomas M. White, Secretary