

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

Board of Directors Meeting  
Bloomingdale Regional Library  
Valrico, FL 33596  
July 9, 2014

### **Meeting Minutes**

**Call to Order** - This was the 3rd 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 represented McNeil Management. Attendees were Boomer and Kathy Ferguson, and Debbie Wahlstrom.

**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 April 2, 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 June 30, 2014, there was \$23,509.54 in the MM account and \$52,703.45 in the checking account for a total of \$76,212.99. There is still only 1 association fee delinquency which is being pursued by counsel.

#### **Management Reports**

**Notices Reports** - Since June 16, 2014, McNeil has sent out 6 new notices which were reviewed at the meeting.

**Updates from last meeting:**

4329 Swift Circle (Level 2 violation) – This is on “hold” due to Hillsborough County’s water use restriction, i.e. cleaning fascia boards, etc.

4524 Swift Circle (Level 2 violation) – OK. Home has been painted.

4306 Swift Circle (Level 3 violation) – Also on “hold”.

#### **Unfinished Business**

**Fences** - McNeil will ask the attorney whether a change to the bylaws will be required if we limit new fences to PVC. **Action: McNeil**

**Telephone Service from Guardhouse** – Greg advised that SimpliSafe will supply the wireless system for \$14.99/month. We can pay for 1 year. However, they

want to bill on a credit card. Use McNeil's or Pifer's credit card?

**Action: McNeil/Pifer**

**Walmart "Big-Box" Project Update** - Latest update is that the project has gone through the mediation process. However, no details are available.

**Links Harvest Party** – Greg will check with the HCPD to see if Duncombe Drive can be closed off for a community party. Kathy Ferguson gave an update on some ideas....chili cook off, cars and bikes show, face painting, etc. The Board voted unanimously to have the party on Saturday, November 8, 2014. Kathy will advise on more details and costs at the BOD's next meeting.

**Action: Pifer/ Ferguson**

**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**

### **New Business**

**Rental Restrictions** – Debbie Wahlstrom reviewed HOA documents from Sterling Hill. These deal with review and approval of proposed renters at Sterling Hill by the BOD. The Links BOD are to review same and make comments.

**Action: BOD**

**McNeil Support** - The BOD requested continued updates to the BOD by McNeil on issues that may impact the HOA.

**Action: McNeil**

**New Attorney** – McNeil is reviewing this issue and they will advise the BOD on what action, if any, is recommended.

**Action: McNeil**

**Board Administrative Roles** – Various follow on tasks were assigned by Cruz to the other BOD.

**Director of Community Outreach** – The BOD voted unanimously to have Kathy Ferguson in this position for our community.

**Election Terms** – McNeil will request an opinion on how to have some BOD on a two year term (in addition to the 1 year BOD term) to ensure yearly transition continuity.

**Action: McNeil**

**Next Board Meeting** – The next scheduled Board meeting will be at 7 PM, September 24, 2014. The meeting location will be determined at a later date.

Adjournment: The meeting was adjourned at 8:45 PM.

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**Thomas M. White, Secretary**

