

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting

Bloomington Regional Library, Valrico, FL 33596

September 24, 2014

Meeting Minutes

Call to Order - This was the 4th meeting of the 2014 Board of Directors. Greg Pifer, Carlos Cruz and Steve Keen were present. Eric Steel and Tom White were not in attendance. Gigi Holmes represented McNeil Management. Attendees were Jon Scobie, William Newton and Les Martinez.

Verify Quorum – A quorum of the Board was present. Three of five Directors were present to start the meeting at 7:01 PM.

Confirmation of Proper Meeting Notice – Notice was mailed to all homeowners 15 days in advance as well as posted on the message board at the Guard House in a timely manner.

Reading of Minutes – Reading of the July 9, 2014 meeting minutes was waived. The meeting minutes were accepted by the Board and signed by Carlos Cruz, President. The minutes will be posted on the web site.

On Motion: Duly made by Carlos, seconded by Greg and carried unanimously.

Resolve: To approve the July 9, 2014 meeting minutes as presented.

Action: McNeil

Financials – As of June 30, 2014, there was \$23,615.54 in the MM account and \$49,722.58 in the checking account for a total of \$73,338.12. There is currently only one delinquent assessment account being pursued by counsel.

Management Reports

Notices Reports - The notices report was reviewed with no questions.

Violations Report

Unit ID 2220 will be notified that they are being given two weeks to communicate their plans for painting to the HOA. If there is no communication or ACC request submitted, attorney action will continue to be pursued.

Action: McNeil

Unit ID 2237 has not complied. There was a mortgage foreclosure hearing on 8/29/14. Board will wait for more information on the mortgage foreclosure before pursuing any further attorney action.

Unfinished Business

Fence Guidelines, ACC Guidelines, Rental Restrictions, Election Terms - These items will be addressed more at the next meeting. Steve presented information regarding some of the rentals in the community. He indicated that there are currently four investor owned rentals and, based on the available information, the rental amounts being charged are in the range of over \$2000 for a four bedroom house.

Action: BOD

Landscaping at Guard House - Preferred Land Care has not provided a drawing or description to go along with the proposed bid. Greg will talk to Danny more about his landscape design plan for this area.

Action: Greg

Security Service at the Guardhouse – The Board decided to move forward with getting a credit card in the name of the HOA. Once it is in place, Gigi will notify Greg so that the new security service can be set up. The current phone line can be cancelled as soon as the new wireless equipment and service are installed.

On Motion: Duly made by Greg, seconded by Carlos and carried unanimously.

Resolve: To secure a credit card through BB&T bank in the name of the HOA to be used only for Association related purchases as necessary.

Action: McNeil

“Big-Box” Project Update - Latest update is that the project will begin in about 60 days and the estimated construction time is planned to take about 18 months.

Links Harvest Party – The party is still scheduled for Saturday, November 8, 2014. Kathy has been working on the preparations but was not able to attend the meeting. The Board will contact her.

Action: Ferguson

New Attorney – The Board would like to terminate their relationship with HOA attorney Bob Tankel as soon as the one ongoing collections case has been resolved. For now, they would like upcoming collections cases and legal opinion requests sent to Anne Malley and will continue to use her for violation related issues as needed.

BHA Presidents Meeting– Carlos indicated that he has attended the meetings and sees this group is away for the Bloomingdale HOA’s to show unity.

New Business

Approval of 2015 Annual Budget – After a discussion of the 2015 Proposed Budget, the Board made adjustments to the Telephone and Security Service line items. The telephone line will be eliminated due to the new wireless service and the security services cost will be reduced when the new company takes over. This will allow additional money to be allotted to both the Repairs and Improvements and the Landscape categories.

Mr. Scobie proposed a reduction in assessments based on the current operating account balance. In lieu of a reduction, the Board and attending members agreed that pursuing a possible community wide mailbox replacement would be a good way to use some of the surplus. The Board will research the logistics of this project and discuss it more at future meetings.

On Motion: Duly made by Greg, seconded by Carlos and carried unanimously.

Resolve: To approve the 2015 Proposed Budget with the annual assessment amount remaining at \$250 per lot and line item changes as discussed above.

Director Comments— The Board will consider incorporating the placement of a flag pole at the front entry as part of the new landscape design proposed by Preferred Lawn Care. When Greg meets with Danny to discuss the design he will look for a placement option.

Action: Greg

Carlos will work on a newsletter to include in the annual meeting mailing which is scheduled to go out on October 22, 2014.

Action: Carlos

Adjournment

Homeowner Comments: Mr. Martinez asked about the Board's ability to communicate with the lot owners via e-mail. Currently, owners can submit their e-mail address to the webmaster to be put on a distribution list. Carlos will include an item in the newsletter letting owners know about this option and encouraging them to submit their e-mail addresses.

Next Board Meeting – The next scheduled Board meeting will be at 6:30 PM, November 12, 2014 at the Bloomingdale Regional Library. This will be the Annual Membership Meeting.

On Motion: Duly made by Greg, seconded by Steve and carried unanimously.

Resolve: To adjourn the meeting at 8:35PM.

Thomas M. White, Secretary