

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

Board of Directors Meeting (Immediately Following Annual)

Bloomington Regional Library

Valrico, FL 33596

November 12, 2014

### **Meeting Minutes**

**Call to Order** - This was the 1st meeting of the 2014/2015 Board of Directors. All five Directors (Greg Pifer, Steve Keen, Tom White, Tim Ferguson, and Jack Hampton) were present. Gigi Holmes represented McNeil Management. Thirty-four homeowners were either present or represented via proxy.

**Verify Quorum** – Five Directors were present to start the meeting at 8:00 PM. Thus there was a quorum.

**Confirmation of Proper Meeting Notice** – Notice was posted on the Links Board at the Guard House as well as mailed to all lot owners. 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 October 31, 2014, there was \$23,621.46 in the MM account and \$46,471.64 in the checking account for a total of \$70,093.10. There is still only 1 association fee delinquency (home is in foreclosure) which is being pursued by counsel.

#### **Management Reports**

**Notices Reports** - Between October 23 and November 7, 2014, McNeil has sent out 3 new notices which were reviewed at the meeting. Two are for architectural issues and one is for a sign on the premise.

**Action: McNeil**

**Violations** – Between October 23 and November 7, 2014, McNeil has sent out 2 new violations letters.

**Action: McNeil**

#### **Unfinished Business**

**Fences** - Tom White requested that the BOD take an up or down vote at the next meeting on changing the bylaws and requiring new fences (or fence repairs) to be PVC. This issue has been hanging around for the past few years.

**Action: McNeil**

**New ACC Guidelines** – Review at next meeting.

**Rental Restrictions** – Review at next meeting.

**Election Terms** – Review at next meeting.

**New Mailboxes** – There was considerable discussion on installation of new mailboxes at all 103 homes. Bid by Creative Mailboxes is approximately \$53K. A second bid may be obtained. McNeil advised that 100% of the homeowners would be required to agree with the modification, in order to proceed. There will be more discussion of the item at the next BOD meeting. **Action: All**

**New Business**

**BOD Positions** – These will be determined at the next BOD meeting.

**Available Links Funds** – Ray Alzamora commented on the apparent excess funds accrued in the banks by “The Links”. He briefly commented on a “cap” for reserve funds and possibly a rebate of \$225 back to homeowners. No action was taken by the BOD.

**Next Board Meeting** – The next scheduled Board meeting will be in December, 2014. The meeting date and location will be determined later.

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

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Thomas M. White, Secretary