

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting
Bloomingdale Regional Library
Valrico, FL 33596
December 10, 2014

Meeting Minutes

Call to Order - This was the 2nd 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.

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 for the meeting was not posted. The Board opted to continue but agreed not to vote on any issues or make any final decisions at this meeting.

Reading of Minutes – The previous meeting minutes will be approved at the next meeting. **Action: McNeil**

Financials – As of November 30, 2014, there was \$23,624.37 in the MM account and \$40,962.60 in the checking account for a total of \$64,586.97. There is still only 1 association fee delinquency (home is in foreclosure) which is being pursued by counsel.

Management Reports - The Notices and Violations Reports were not reviewed at this meeting.

Unfinished Business

Fence & ACC Guidelines – Each board member will review the current guidelines and offer input at the next meeting regarding revisions. **Action: All**

Rental Restrictions – The Board will discuss whether this is something they want to pursue at the next meeting.

Election Terms – This item will be removed from the agenda.

New Mailboxes – The board would like a specific reason as to why there has to be 100% approval for this project to take place.

Landscaping at Guard House – This project will happen after the first of the year when the weather is right for planting. There are several trees that need to be cut back in this area. Tom will get two contractors that he is familiar with to call Greg. Greg will show them the SOW and obtain pricing **Action: Tom/Greg**

Security – Greg will install the components for the new security system at the guard house and get it up and running as soon as possible. Once it is working, the current security related services will be canceled. Jack reminded the board that this service needs to be registered with the county. **Action: Greg**

New Business

BOD Positions – The following board positions were decided on. A vote to verify these positions will be taken at the next meeting.

President	Tim Ferguson
Vice President	Steve Keen
Secretary	Tom White
Treasurer	Jack Hampton
Director	Greg Pifer

Director Comments – Tom pointed out that with the change in board members the signature cards will have to be updated with the bank. **Action: McNeil**

Next Board Meeting – The next scheduled Board meeting will be January 14, 2015. McNeil will invite “The Links” new attorney (Anne Malley) to the meeting for introductions and some discussions. **Action: McNeil**

Adjournment: The meeting was adjourned at 7:55 PM.

Prepared by Management on behalf of Thomas M. White, Secretary