

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting
Bloomingdale Regional Library

Valrico, FL 33596

January 14, 2015

Meeting Minutes

Call to Order - This was the 1st meeting of the 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. Attendees were Tracey Blevins, Joy Boisselle, and Scott and Suzie Kunkel.

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 November 12 and December 10, 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 December 31, 2014, there was \$23,627.38 in the MM account and \$51,146.33 in the checking account for a total of \$74,773.71. There is still only 1 association fee delinquency (home is in foreclosure) which is being pursued by counsel.

Management Reports

Notices Reports - McNeil sent out 2 notices between 12/09/14 and 1/13/15. Both were signed ACC forms.

Violations - There are only 2 outstanding violations - 4306 and 4329 Swift Circle.

Alterations – All 3 are either approved or the work is complete.

Unfinished Business

Election of BOD Positions - Based on a vote of 5-0, the BOD positions are:

President – Tim Ferguson

Vice-President – Steve Keen

Secretary – Tom White

Treasurer – Jack Hampton

Director – Greg Pifer

PVC Fence Issue – The BOD voted 5-0 not to pursue only PVC fences in the ACC Guidelines at this time.

Masonry Walls - There are perimeter masonry walls along rear property lines on Culbreath, Delamere, and southeastern section of Swift Circle. McNeil is to advise the BOD as to who is responsible for repairs and upkeep of these walls.

Action: McNeil

New ACC Guidelines – Some issues are; addition of PVC fences (with acceptable colors), no Pergolas, and guidelines for the 4' high fences abutting the country club property. BOD to review again at the next meeting **Action: All**

Tree Removal at the Guardhouse – Tree work must be done prior to new landscaping. Only 1 bid so far. Tom White is to contact Paul Bridges for a second bid via Greg. BOD to vote on tree work prior to next meeting. **Action: Tom/All**

Security System – Greg advised that the new system is installed and works. BOD voted 5-0 to use the SimpliSafe "Alert" system at \$19.99/month. **Action: Greg**

Community Mailboxes – The Board agrees that 100% of the homeowners need to agree with the proposal for this to go forward. Also, ACC documents mention "masonry" construction for mailboxes and this would also have to be modified. These will be reviewed with our new attorney at the next BOD meeting.

Rental Restrictions – The BOD voted 5-0 not to pursue this issue.

New Business

Signature Card Updates – For our MM and Checking Accounts, Tim and Jack will be the new signatories. **Action: McNeil**

New Christmas Lights – Greg noted that the existing lights need to be replaced. This should be done in the Fall of 2015.

Next Board Meeting – The next scheduled Board meeting will be at 7 PM, March 4, 2015 at the Bloomingdale Regional Library.

Adjournment: The meeting was adjourned at 8:10 PM.

Thomas M. White, Secretary