

The Links Homeowners Association (HOA), Inc.

Board of Directors Meeting
Bloomingdale Regional Library

Valrico, FL 33596

March 4, 2015

Meeting Minutes

Call to Order - This was the 2nd meeting of the 2015 Board of Directors. Three Directors (Tom White, Tim Ferguson, and Jack Hampton) were present. Gigi Holmes represented McNeil Management. Our new attorney, Anne Malley was also in attendance.

Verify Quorum – Three 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 January 14, 2015 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 February 28, 2015, there was \$23,633.11 in the MM account and \$60,492.71 in the checking account for a total of \$84,125.82. There are 3 association fee delinquencies. One home is in foreclosure. The other two homes have been sent ADNs (Account Delinquency Notices).

Management Reports

Violations - There are only 2 outstanding violations - 4306 and 4329 Swift Circle. Tom to speak with owners of 4306 regarding time to paint their house prior to the final notice being sent to them. McNeil was asked to check out the home at the corner of Swift Circle and Duncombe Drive for potential violations. **Action McNeil**

Alterations – There are no new architectural issues.

Unfinished Business

Community Mailboxes - Anne Malley confirmed that 100% of the community would have to approve the expenditure of “The Links” funds to change out the existing masonry mailboxes. On a 3-0 vote, it was decided not to pursue this issue further.

ACC Guidelines – Comments were made on the 3 pages for wood and PVC fences that Tim prepared. Tim will make several revisions to the text. Tom requested that Anne Malley submit a proposal to the BOD to review our ACC guidelines and to make specific recommendations for updating same (including fences). **Action: Tim/Malley/McNeil**

Landscaping at Guardhouse – The BOD voted 3-0 to have Bridge Tree Service perform the tree removal near the guardhouse for \$1100. **Action: Pifer/McNeil**
Signature Card Updates – This is now complete with Tim listed on “The Links” MM and Checking accounts

New Business

Surplus Funds - Anne Malley suggested that one method of reducing the surplus monies on hand could be a “Refund” to 100 homes in “The Links”. (The 3 homes that are currently delinquent would be given a “credit” on their account). The BOD should contemplate going forward with this plan and the amount of the “Refund”. **Action: All**

Next Board Meeting – The next scheduled Board meeting will be at 7 PM, May 20, 2015 at the Bloomingdale Regional Library.

Adjournment: The meeting was adjourned at 8:15 PM.

Thomas M. White, Secretary