

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting
July 8, 2015, 7:00PM
Bloomington Regional Library
1906 Bloomington Avenue, Valrico, FL 33596

Meeting Minutes

1. **Call to Order:** The meeting was called to order at 7:00PM.

Verify Quorum: Board members Jack Hampton, Tim Ferguson, Greg Pifer and Steve Keen were in attendance. Upon selling his home in The Links in June, Tom White resigned from the Board of Directors. It was determined that a quorum was established. Gigi Holmes of McNeil Management was also present at the meeting.

Timely Notice: Timely notice was posted on the community message board for all lot owners.

Reading of Unapproved Minutes:

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

Resolve: To approve the March 4, 2015 meeting minutes as presented.

2. **Financial Reports**

Presented with no questions.

3. **Management Reports**

Unit ID 2237 – Management was directed to send a 15 day abatement notice to this owner due to the continued neglect of the lawn and landscape.

Unit ID 2262 – Management was directed to send the final notice to this owner. If there is still not compliance, the matter will be sent to the attorney.

4. **Old Business**

Operating Account Surplus: The board discussed different options related to reducing the assessment surplus that is currently sitting in the operating account. A final decision will be determined in conjunction with the preparation of the 2016 annual budget. The 2016 budget will be finalized and voted on at the September 16th budget meeting.

Landscaping at Guard House: This project seems to be completed for the most part. Greg will talk to Danny about any additional work that may be outstanding and, if necessary, coordinate the completion of the project.

ACC Guidelines Regarding Fencing: The BOD would like the draft of the proposed Fencing Rules for The Links dated March 11, 2015 to be submitted to the attorney for review.

5. **New Business**

Exterior Paint Color Selections: Tim will work on updating the approved exterior paint palette.

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Director Comments:

There was a discussion about purchasing new holiday lights for the upcoming season. This will be discussed at the next meeting.

6. Adjournment

Next Meeting Date: September 16th, 2015, 7:00PM at the Bloomingdale Regional Library.

The meeting was adjourned at 8:35PM.

Prepared by Manager on behalf of Board of Directors