

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
September 16, 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 7:05PM.

Verify Quorum: Board members Jack Hampton, Tim Ferguson and Steve Keen were in attendance. 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 and mailed to all lot owners.

Reading of Unapproved Minutes:

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

Resolve: To approve the July 8, 2015 meeting minutes as presented.

2. Financial Reports

Presented with no questions.

3. Management Reports

Unit ID 2206 – Management was directed to send a notice to this owner addressing the expired tag and flat tire on the car parked in the driveway.

Unit ID 2234 – Management was directed to send a notice to this owner addressing the expired tag on the car parked in the driveway.

4. Unfinished Business

ACC Guidelines Regarding Fencing: The BOD discussed and agreed with the suggestions provided by the attorney. Tim will make the revisions that were discussed and forwarded the document to the other BOD members for final approval.

Exterior Paint Color Selections: The BOD members discussed and agreed on the new exterior color selections that will be offered to homeowners in replacement of the ones currently being used.

The body and trim colors in the three color groupings must be used together however, the door colors can be mixed and matched with ACC approval.

The garage door must be the color of the body of the home or white.

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

Resolve: To approve all of the color schemes offered in the BEHR Exteriors Custom Color Collection tri-fold brochure as well as all of the color schemes offered in the Valspar Exterior Top Picks brochure excluding 4001-6B Rapture and 3008-3B Golden Meadow. The board also approved the Valspar color 6002-2B Mossy Aura as a body color.

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Holiday Lighting:

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

Resolve: To approve an expenditure up to \$1000 for the purchase of holiday lighting and decorations.

5. New Business

Approval of 2016 Annual Budget:

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

Resolve: To approve the Proposed 2016 Annual Budget as presented reflecting a reduction in the annual assessment from \$250 to \$175 per lot.

6. Director Comments:

The board selected Saturday, October 10th, from 2:00-6:00PM for the next block party. Tim presented a breakdown of the anticipated costs and indicated that his wife has offered make the arrangements again. Rather than hiring a caterer this year, some of the owners have offered to grill.

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

Resolve: To approve an expenditure not to exceed \$2000 for the purchase of items necessary for the October 10th block party.

7. Adjournment

Next Meeting Date: November 18, 2015, 7:00PM at the Bloomingdale Regional Library.

The meeting was adjourned at 8:34PM.

Prepared by Manager on behalf of Board of Directors