

# THE LINKS

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
March 22, 2017, 7:00PM  
Bloomingdale Regional Library  
1906 Bloomingdale Avenue, Valrico, FL 33596**

## Meeting Minutes

1. **Call to Order:** The meeting was called to order at 7:04PM.

**Verify Quorum & Timely Notice:** Board members Ray Alzamora, Greg Pifer and Tim Ferguson were in attendance. Jack Hampton and Carlos Cruz were unable to attend. It was determined that a quorum was established and that timely notice had been posted in the community. Gigi Holmes of McNeil Management was also present at the meeting.

### Reading of Unapproved Minutes:

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

**Resolve:** To waive reading and approve the January 25, 2017 meeting minutes as presented.

2. **Management Reports**

The monthly financial and violation reports were presented with no questions.

The Architectural Committee recommended some specific verbiage be included in alteration request addressing fencing and the HOA's role in disputes between neighbors due to alterations. Any outstanding fence requests will have to be re-submitted on the revised form.

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

**Resolve:** To incorporate wording into the Alteration Application that absolves the HOA from any responsibility for disputes between property owners resulting from fencing alterations.

There is an outstanding request from an owner who would like to make concrete alterations on three different areas of his lot. The Board and ACC agreed that the owner will have to submit three separate requests along with scaled drawings on a lot survey showing the exact location and size of the proposed alterations.

3. **Unfinished Business**

**Security Upgrades:** Ray will continue to work with the vendor to select new security equipment for installation at the entry.

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

**Resolve:** To approve an expenditure of up to \$2000 for a new DVR and upgraded security cameras at the guard shack.

**Pressure Washing:** The BOD will re-evaluate the need once the Bloomingdale Special Taxing District has completed the wall and entry sign cleaning that they have planned for this spring.

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**4. New Business**

**Director Comments:** None

**5. Adjournment**

The meeting was adjourned at 7:53PM

There were no homeowner comments.



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Prepared by Manager on behalf of Board of Directors