

# THE LINKS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes

September 25, 2019 at 7:00PM

Bloomington Regional Library

1906 Bloomington Avenue

Valrico, FL 33596

### 1. Call to Order 7:05 PM

**Verify Quorum & Timely Notice:** Vice President Carlos Cruz, Secretary Ray Alzamora, and Treasurer Jack Hampton were in attendance. One homeowner, Chuck Welz was present. Director Greg Pifer was absent. **Quorum** was met with 3 of the 4 board members present. Kelly Mauzy and Jennifer Conti represented McNeil Management. It was confirmed that timely meeting notice was sent out via postcard.

**Approval of Previous Minutes:** The directors reviewed and approved the meeting minutes as presented for November 28<sup>th</sup> 2018 (no quorum), November 29, 2018, and July 24, 2019.

**On Motion:** Duly made by Ray Alzamora, seconded by Jack Hampton and carried unanimously.

**Resolve:** To approve the prior meeting minutes as presented.

### 2. Homeowner Comments:

**Welcome Baskets:** Chuck Welz commented on new owners to the neighborhood and money needed for additional gift baskets. Welcome Baskets for 2 new homeowners at a cost of \$30-35 per basket. Renters are excluded from welcome baskets. One home is currently for sale.

**Motion:** Duly made by Ray Alzamora, seconded by Carlos Cruz and carried unanimously.

**Resolve:** To approve funds for the continuing welcoming baskets for new homeowners, not to exceed \$700.00

*[Homeowner left the meeting]*

### 3. Management Reports

- Assessments- Amounts collected for assessments
- Violations- Keeping watch on 2 properties to see what happens (at lawyer)
- Notices-
- Architectural- One denial, due to no name listed on ARC (believe to be bank owned property)

Requested to management: all ARC that are requesting color (exterior) to send through for review, no matter what color is written. ARC will review and make determination.

### 4. Unfinished Business

**Rentals:** The board has decided to table and not pursue

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## 5. New Business

**Proposed 2020 Budget:** Review current budget to proposed budget for approval.

Insurance- 2019 cost, refund from cancelling previous policy

Reserves- How much left, how much using per year

**On Motion:** Duly made by Ray Alzamora, seconded by Jack Hampton and carried unanimously.

**Resolve:** To approve the proposed 2020 budget as presented.

\$200 PER UNIT

**Front Entrance Electrical Issue Update:** Brandon Electric sending new bid, as old approved bid did not include additional work that is being required. Not received new bid as of 9/25/19. TECO has had electrical cut at pole since 9/5/2019. Therefore, no lights or security cameras at front available.

**Message Board/ Guard Shack:** Creative Signs finished installing sign at front entrance. Invoice has not been received by management as of 9/25/19

Message Board- who will hold keys and letters.

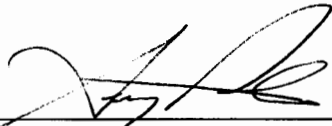
Board asked to have message board updated quarterly by Management with BOD meeting dates.

Who will hold keys to, letters for message board to be stored in guard shack (alarmed)

- 4 keys made (one for each BOD and 1 for LCAM)
- 2 keys for letter message board (1 BOD and 1 for LCAM)
- Address used for guard shack: 2300 Delamere Court

## 6. Adjournment

The meeting was adjourned at 8:36 PM.



Prepared by Manager on behalf of Board of Directors