

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

November 20, 2019

Immediately following the Annual Meeting of Membership
Bloomingdale Regional Library
1906 Bloomingdale Avenue
Valrico, FL 33596

1. **Call to Order** 7:02 PM

Verify Quorum & Timely Notice: Secretary Ray Alzamora, Treasurer Jack Hampton, and Director Greg Pifer were in attendance. Carlos Cruz was absent. No homeowners were present. Kelly Mauzy represented McNeil Management. It was confirmed that timely meeting notice was sent out via USPS mailing and notice was posted on the message board. Quorum was established.

Approval of Previous Annual Minutes: The directors reviewed the 2018 Annual Meeting Minutes to be recorded in the official meeting minutes records.

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

Resolve: To approve the 2018 annual meeting minutes as presented, as a quorum was not obtained for the 2019 annual meeting to conduct a valid meeting for official record keeping.

Approval of Previous Board Minutes: The directors reviewed the previous Board Meeting Minutes for approval into the official records.

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

Resolve: To approve the prior meeting minutes presented with the addition of a handwritten note under Proposed 2020 Budget by Ray Alzamora stating the approved proposed budget was approved for \$200 per unit.

2. **Board Positions for 2020-** Due to the vacant position of President, the Board has elected the new positions to begin immediately as follows:

President:	Ray Alzamora
Vice President:	Carlos Cruz
Secretary:	Greg Pifer
Treasurer:	Jack Hampton
Director:	Vacant

3. **Management-** The manager reviewed and discussed the Financials, Management Reports and Architectural submissions with the Board.

Jack Hampton signed a new signature card to be added as a signer on the bank account alongside Pamela Pinner the account signer for McNeil Management. Greg Pifer will retain hold of the association's credit card with the invoices going to McNeil Management.

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All transactions involving the use of the association's credit card will be by Board approval and management knowledge. Past use of the credit card has been for the Annual Block Party to purchase food and supplies for the event.

4. **Unfinished Business-**

Electrical Update at Front Entrance- Brandon Electric has been waiting for the ROW (Right of Way) final approval for permit from the county. Hillsborough County has changed the address for the permit, which may require a new TECO account set up in "The Links HOA" name. The current account is still being serviced under Sunrise Homes, the original builder. Management is working with TECO to address this issue and will provide further updates at the next meeting.

Message Board-Duplicate keys were presented to the Board for the message board and guard shack. Kelly Mauzy for McNeil Management presented the Board with a box of 2" letters. The letter box will be maintained on association property.

1. **New Business**

Proposed 2020 Meeting Dates: The Board reviewed proposed dates and times for 2020. January 22, March 18, May 6, July 22, September 23, November 18 with a meeting time at 7:00 PM at the Bloomindale Library pending availability.

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

Resolve: To approve the proposed 2020 meeting dates as presented.

MRTA-Preservation of the Covenants and Restrictions (Marketable Record Title Act): Manager presented the annual requirement regarding Florida Statue 720.3032, consideration of Preservation of the Covenants and Restrictions. The Board is required to annually consider the filing of a notice to preserve the covenants/ restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA). Manager indicated that the Association is 24 years old so preservation is a pressing concern at this time. The Board will need to be concerned about preservation and seek out the association's Attorney.

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

Resolve: To approve the preservation of the Covenants and Restrictions. Anne Malley is the current association's Attorney and is to be contacted by McNeil Management to provide the necessary services to preserve the association's marketable title.

Welcome Baskets: 4337 Swift circle was presented with a welcome basket. Two additional baskets are to be purchased for expected delivery at: 4411 & 4515 Swift Circle.

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Social Committee: Laura Disalvo, a homeowner expressed interest in being a coordinator for a neighborhood social committee. The Board at this time does not wish to recognize a social committee, however if she chooses to post events on social media, these posts are made on her own accord and not as an official recommendation by the Board of Directors or on the association's behalf.

Social Media: The Board does not wish to recognize Social Media as an official site for posting association business. Only the official website "www.thelinkshoa.com" or mail sent by McNeil management will be recognized as an official form of communication to homeowners. However, the association cannot prevent someone from creating a public or private account which references "The Links HOA". Ray Alzamora has asked that McNeil Management reach out to the creator of such account (Facebook Page) to ask that a statement be added on their page stating the site is not recognized by The Links Homeowners Association as an official site.

Zoning: A letter of notice was sent regarding application RZ 19-1344. The Board determined the location is far enough away that it may have little impact upon the community. The matter is considered closed.

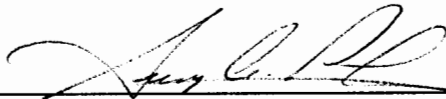
Pressure Washing: The street signs, sidewalks and guard shack area require pressure washing as they have become soiled or algae covered.

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

Resolve: To approve the purchase of an outdoor spray cleaner by Ray Alzamora for the use on the street signs. The Board will review pressure washing the guard shack and entrance sidewalks again once the electrical project has been completed.

Director Comments: Jack Hampton asked McNeil management to reach out to the Bloomingdale Special Taxing District regarding a possible 2013 memo of agreement between the BSTD and The Links HOA regarding a landscaping agreement. Previously, the BSTD had upkeep over the front entrance area's landscaping, but the association asked to take the front entrance over due to lackluster appearance/ upkeep issues provided by the BSTD.

2. **Adjournment** The meeting was adjourned at 8:24 PM.



Prepared by Manager on behalf of Board of Directors