

# THE LINKS

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes

January 22, 2020 at 7:00 PM  
Bloomingdale Regional Library  
1906 Bloomingdale Avenue  
Valrico, FL 33596

### 1. **Call to Order** 7:00 PM

**Verify Quorum & Timely Notice:** President Ray Alzamora, Vice President, Carlos Cruz, and Secretary Greg Pifer were in attendance. Treasurer Jack Hampton was absent. Two homeowners were present. Kelly Mauzy represented McNeil Management. It was confirmed that timely meeting notice was posted on the message board. Quorum was established.

**Approval of Previous Minutes:** Ray Alzamora read the previous meeting minutes.

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

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

### 2. **Management-**

Financials- The collection process was discussed. The Board requested those who underpaid on assessments be sent a notice before the grace period ends.

Violations- ID 2244 will be sent a letter as additional correction is required for the property to be in compliance.

### 3. **Unfinished Business-**

**Electrical Update at Front Entrance**- The electric has been restored at the front entrance. Discussion regarding The Links HOA with BSTD using The Links electric to run their irrigation system. Board would like the manager to contact the association Attorney for direction. Some board members would like to attend the next BSTD meeting February 10, 2020.

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

**Resolve:** To approve obtaining an Attorney Opinion regarding the electric meter usage issue between The Links and the BSTD and future landscaping.

**MRTA-Preservation of the Covenants and Restrictions (Marketable Record Title Act):** The Board would like to preserve the existing governing documents with no changes. The Attorney for the Association, Anne Malley, drafted the document required for preservation to present to the Board to approve and sign.

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

**Resolve:** To approve the Attorney drafted document for preservation as presented. Board President Ray Alzamora and Secretary Greg Pifer signing the document to be recorded with the Clerk of Courts of Hillsborough County.

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**Pressure Washing Proposal-** Peters pressure washing and TEK Enterprises were contacted to submit a proposal for pressure washing. No response was received from Peters Pressure Washing after several email attempts were made prior to the meeting. TEK Enterprises submitted a proposal, which was reviewed by the Board for the cleaning of the front entrance sidewalks, guard shack, guard shack roof and the community street signs.

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

**Resolve:** To approve the bid from TEK Enterprises with exception of the removal of item 4, *street sign cleaning*, for a total cost of \$300.00.

#### 4. **New Business**

**2020 Meeting Dates Revision:** A revision was presented to move the Annual Meeting to the September 23<sup>rd</sup> date and combine with the Budget Meeting. This was to adhere to the governing docs of having the annual meeting within sixty (60) days of the fiscal year, which runs January 1- December 31 for the association. The November meeting will be changed to a Board of Directors meeting.

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

**Resolve:** To approve the revision of dates as mentioned above.

**Community Updates- BSTD:** The Bloomingdale Community is hosting the following:  
A Bloomingdale Community Wide Yard Sale on April 4, 2020 (8 AM- no time given)  
A Bloomingdale Community Cleanup Day on March 7, 2020 (9-1 PM)  
More information is available at: [www.BloomingdaleHOA.com](http://www.BloomingdaleHOA.com) regarding the above events.

#### 5. **Adjournment:**

**Homeowner Comments:** None

#### **Director Comments:**

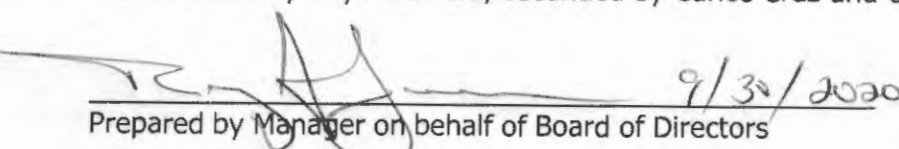
The message board letters tabs are too short for the new board. Management has communicated to the vendor who installed and awaiting back an answer. The name in the message board needs to be secured in some way to prevent it from being pulled out.

Insurance: Would like to know difference between a bond vs insurance.

**Next BOD Meeting:** Wednesday, March 18, 2020.

The meeting was adjourned at 8:35 PM.

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

  
Prepared by Manager on behalf of Board of Directors