

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

July 22, 2020 at 7:00 PM

Virtual Meeting Due to COVID-19

1. Call to Order 7:03 PM

Verify Quorum & Timely Notice: Ray Alzamora called the meeting to order with directors Carlos Cruz, Greg Pifer Jack Hampton in attendance; a quorum of the Board was established. Ten (10) homeowners were present. Kelly Mauzy represented McNeil Management. It was confirmed that timely meeting notice was posted on both the community message board and website.

Approval of Previous Minutes: Reading of the previous meeting minutes was waived.

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

Resolve: To approve the previous meeting minutes as presented.

2. Management-

Financials- Discussion regarding the financial reports.

Home in foreclosure- The condition of the home was discussed. Code Enforcement is aware, due to COVID-19 the hearing that was scheduled has been delayed. Board discussed forced mow.

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

Resolve: To approve a one-time force mow of the property, not to exceed \$200.

COVID-19 Restrictions- Due to the social distancing guidelines, the annual meeting may need to be postponed until the restrictions are lifted.

Uniform Collection Policy- Tabled until next meeting.

Violations: (Approved by Board consensus)

ID2244, ID2209 has come into compliance, no further action required

ID2207 property has been painted, send a recurring notice for other items listed

ID2220, ID2237, ID2278, ID2274 to continue sending a recurring notice

3. Unfinished Business-

MRTA-Preservation of the Covenants and Restrictions (Marketable Record Title Act): Has been recorded with the Clerk of Courts for Hillsborough County. All homeowners received a copy of the preservation. The next preservation will need to be executed in 2050, with the annual MRTA announcement performed yearly. Reference Florida Statute 720.3032(2).


4. New Business

Grant Money- Discussion regarding Hillsborough County Mini Grants

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

Resolve: To authorize a volunteer homeowner to research and submit a mini grant proposal to Hillsborough County for funding for a community event.

Sign-In Sheet- The Board requested a sign in sheet for meetings. Management fulfilled the request and when in-person meeting resume, the sign-in sheet will be available to homeowners to sign in.


9/30/2020

THE LINKS

HOMEOWNERS ASSOCIATION, INC.

Board Vacancy- Chad Nichols, a homeowner, submitted his name for consideration of the vacant director position.

On Motion: Duly made by Carlos Cruz, seconded by Greg Pifer and carried unanimously.
Resolve: To appoint Chad Nichols to the vacant director position.

Insurance- The Board would like to review insurance quotes. Management to contact the current insurance carrier for assessment. POC: Chad Nichols. Confirm O&E Insurance for new board member.

Community Assets- The Board would like to create a list of community assets and provide management a baseline of maintenance guidelines for the listed assets. Guidelines to be given for: cleaning- repair- paint- replace. Carlos Cruz to be the POC.

Bases for signs- Discussion regarding signs and maintenance of.

On Motion: Duly made by Greg Pifer, seconded by Jack Hampton and carried unanimously.
Resolve: To obtain quotes for maintenance once Board has given manager baseline information.

Color Palette: Discussion for updating the current color palette.

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

Resolve: To approve the Behr, Valspar and Sherwin Williams submitted color palettes in addition to the current approved color list and the list given by the board. A list will then be compiled with Sherwin Williams to create an exterior color palette book.

ACC- Discussion regarding a homeowner request.

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

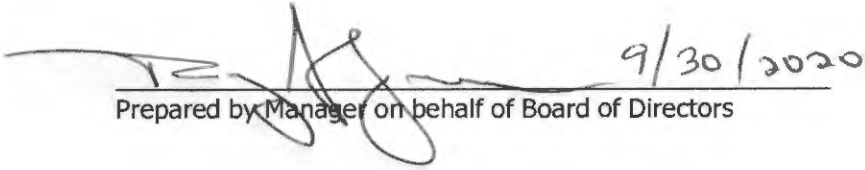
Resolve: To seek the advice of the attorney on two questions: Can the HOA specify a specific community grass? Can the HOA prevent installation of a Florida friendly grass.

5. **Homeowner Comments:** None

Director Comments: BSTD discussion was tabled until the next meeting due to the time.

Next BOD Meeting: September 23, 2020 (Budget)

Adjournment: The meeting was adjourned at 9:25 PM.


Prepared by Manager on behalf of Board of Directors