

# THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

## Board of Directors Meeting January 6, 2021 Virtual Zoom Meeting

### 1. Call to Order

The meeting was called to order by President, Ray Alzamora at 7:05 p.m. Meeting notice was posted 48 hours in advance therefore timely notice was provided. Board members Carlos Cruz, Greg Pifer and Chad Nichols were also present. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

**Approval of Minutes:** The Board reviewed the prior board meeting minutes dated November 18, 2020.

**On Motion:** Duly made by Ray, second by Chad and carried unanimously.

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

**2. Management Reports:** Manager presented financial reports and management reports. The Board decided to send a final notice to Unit ID 2207. Manager indicated that the 2021 Assessment Notice was mailed on November 30, 2020.

### 3. Old Business Items

**BSTD – irrigation pump/electrical use:** Chad presented. He consolidated the Board's questions and is now awaiting a response to the questions from Miriam Leech with BSTD. After the answers are received, he will present to the Board regarding the next course of action.

**Maintenance of assets:** Greg presented. He has obtained a cost to replace the tile roof, which will require 2 palletes of tiles, including labor is \$8,500. A well will cost between \$10,000 to \$13,000. Greg will put together an asset spreadsheet.

**Guard shack – window ac unit:** Greg is waiting for a sale on window ac unit before purchasing.

**Battery backup:** Greg presented. The video battery backup has died and needs to be replaced. The Board discussed that Costco sells battery backups for about \$100. Also, the Board discussed that the current video records up to 90 days.

**On Motion:** Duly made by Ray, second by Carlos and carried unanimously.

**Resolve:** To approve the purchase of a new battery backup.

**Bulletin board letters:** New letters have been purchased and received. Greg installed the 2021 meeting schedule on the message board.

**Bases around street/stop signs:** Manager indicated at the mast meeting that bases around signs are in good shape and only need to be repainted. The Board agreed to the action, and the handyman repainted all of the bases for \$170.

**On Motion:** Duly made by Ray, second by Chad and carried unanimously.

**Resolve:** To ratify the action of repainted sign bases.

### 5. New Business Items

**Preservation of the covenants and restrictions:** The Board indicated that the Association filed a notice to preserve and protect the covenants and restrictions from extinguishment under the

# THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

Marketable Record Title Act in January 2020. Manager indicated that one year has now lapsed since the notice was filed, and that the Association should be thoughtful regarding the filing of the next notice in 25-30 years.

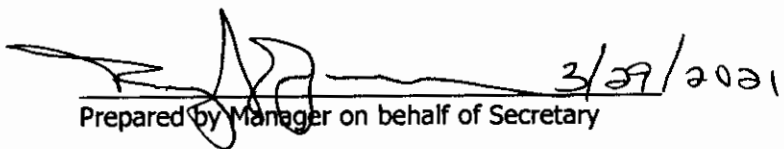
**Financial reporting:** Florida Statutes 720.303(7) indicates that owners must be notified in writing within 120 days after the end of the fiscal year, that a copy of the annual financial report is available upon request. A postcard will be mailed to each owner in the beginning of April, informing them about the process to which they can obtain the annual financial report. This reporting requirement will become an additional annual expense to the Association. The manager indicated that the current cost to send a postcard is \$0.70 per lot.

**4. Owners Comments:** none.

## Adjournment

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

**Resolve:** To adjourn the meeting at 7:57 p.m.

 3/29/2021  
Prepared by Manager on behalf of Secretary