

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting March 24, 2021 Virtual Zoom Meeting

1. Call to Order

The meeting was called to order by President, Ray Alzamora at 7:04 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 January 6, 2021.

On Motion: Duly made by Ray, second by Greg 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 2278.

3. Old Business Items

Bloomington Special District - BSD (formerly known as Bloomington Special Taxing District BSD) – irrigation pump/electrical use: Chad is working to communicate with Miriam Leech with BSD.

Maintenance of assets: Greg presented. The Board agreed that reserves should allow for replacement of the guard shack roof, digging of new well (if needed) and replacement of well pump. Range of \$20,000-\$25,000 should accommodate those needs when the assets fail and need to be replaced.

Guard shack – window ac unit: Greg stated that window ac units should go on sale around the beginning of hurricane season.

Battery backup: Greg has purchased the new battery backup for the cameras and has been installed.

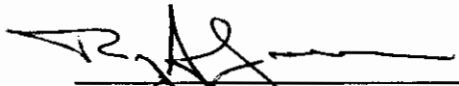
4. New Business Items – No new business

5. Owners Comments: none.

Adjournment

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

Resolve: To adjourn the meeting at 7:58 p.m.

 5/19/2021

Prepared by Manager on behalf of Secretary