

# THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

## Board of Directors Meeting July 21, 2021 Virtual Zoom Meeting

### 1. Call to Order

The meeting was called to order by President, Ray Alzamora at 7:02 p.m. Meeting notice was posted 48 hours in advance therefore timely notice was provided. Board members Jack Hampton 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 July 8, 2021.

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

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

The minutes from the May 12, 2021 board meeting will be approved at the next meeting.

**2. Management Reports:** Manager presented financial reports and management reports. Manager spoke of a Florida Statute change as of July 1, 2021 regarding Notice of Late Assessments. The Board would like another Notice of Late Assessment mailed to Unit ID #'s 2230 and 2283. The Board would like a recurring notice for violations mailed to local and non-local address for Unit ID # 2274. Survey team to secure updated photos for Unit ID # 2282. Manager indicated that annuals were planted by Green Team last week. Manager also indicated that the next board meeting will be held on September 15<sup>th</sup> at the Bloomingdale Library; Jack requested to have Zoom as a backup just in case lockdown occurs again, if the library is closed.

### 3. Old Business Items

**Guard shack – window ac unit:** Purchased and installed. Completed.

**Bloomingdale Special District (BSD) – irrigation pump/electrical use:** The Board would like a hold harmless agreement created and presented to BSD to hold the Association harmless for loss of power out of their control. Manager to engage the Association's attorney for a hold harmless.

**Well maintenance/ownership:** Southwest Florida Water Management District was contacted and there is no record of ownership or installation of the well located in front of the guard shack. The Association has been informed that all BSD wells are under routine maintenance by the BSD's vendor.

**Holiday Wreaths:** Greg will evaluate current decorations to determine replacement needs.

### 4. New Business Items

**Survey Monkey:** Not needed at this time. Removed.

**5. Owners Comments:** none.

### Adjournment

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

**Resolve:** To adjourn the meeting at 7:51 p.m.

*Board of Directors* Approved 9/15/21

Prepared by Manager on behalf of Secretary