

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting January 5, 2022 Via Zoom

1. Call to Order

The meeting was called to order by President, Ray Alzamora at 7:01 p.m. Meeting notice was posted 48 hours in advance therefore timely notice was provided. Board members Greg Pifer, Chad Nichols, Carlos Cruz and Jack Hampton 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 10, 2021.

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

Resolve: To approve the minutes as presented.

2. Management Reports: Manager presented financial reports and management reports. The Board would like to move \$4,650 excess from the operating account into the money market account.

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

Resolve: To move \$4,650 from the operating account into the money market account.

The 2022 Assessment & Budget, as well as a newsletter, was mailed to all owners on November 30, 2021. The Board would like updated photos of Unit ID 2282 taken during the survey teams next visit, so that they appear on the February report (if violation not cleared by that time); manager to engage the survey team for updated photos. Ray discussed replacement value of guard shack.

3. Old Business Items

Bloomington Special District (BSD) – irrigation pump/electrical use: BSD sent The Links Board a revised MOU. The Links Board stated that the revised MOU is not acceptable. The Board indicated that the monument walls are beginning to separate (BSD responsibility); the Board would like the BSD to obtain their own electric meter for electricity of their maintained assets. Ray put together a draft letter that he emailed to the Board. Ray indicated that there is an online TECO form to report electricity fraud. Jack suggested getting in touch with the BSD representative for their community; Jack is concerned about liability. Ray contacted County attorney who said that matter is private. Chad suggested consideration of the negatives i.e. could BSD not fix the well pump. Board indicated that BSD has been maintaining the pump and it is their responsibility. Ray inquired about history of the Association's attorney; Greg stated that she was engaged years ago, referred by Gigi. Manager offered meeting with attorney if needed. The Board agreed that the BSD should obtain their own meter for their electricity.

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

Resolve: Board agreed that BSD should obtain their own electric meter.

Discussion occurred that Ray's letter should not be mailed at this time, but that Ray should complete the online TECO form to report electricity fraud first (theft line website), for use of electricity by BSD for equipment not owned by The Links and let TECO assess.

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

Resolve: For Ray to submit an online TECO form via theft line website to report electricity fraud and allow TECO to assess the matter.

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H O M E O W N E R S ' A S S O C I A T I O N , I N C .

The Board discussed objectives: 1) BSD to stop using The Links electricity and 2) solidify BSD responsibilities of assets. Board said that if the situation causes no electricity for 6 months, then they are willing to forego no electricity to cameras and lights for a 6 month period of time, however communication to owners would need to occur if/when that event is to occur.

4. New Business Items

Preservation of Covenants & Restrictions: Per Florida Statutes, the Board is required to annually consider the filing of a notice to preserve the covenants/restrictions affecting the community from extinguishment under the Marketable Record Title Act (MRTA) at the 30-year mark. In 2021, the Association filed a notice to preserve documents therefore preservation is not a concern at this time.

Maintenance Items:

Clean street signs and poles; touchup bases with paint: Handyman to assess this week and proceed accordingly.

Pressure wash guard shack and entrance area: The Board agreed that this work needs to be done annually. Manager will secure proposals. Chad provided a vendor contact; manager will engage that vendor for a proposal.

Message Board: Plexiglass is broken; handyman will replace.

Video recording in progress sign: Sign is faded; Greg will find a new sign on Amazon.

Light sensor: Broke off; Greg will replace.

Guard shack door: Door is rotting; Greg indicated to table until Nov-2022.

Aluminum grate on top of AC condenser unit: Missing; needs to be replaced; handyman will assess/replace.

Valentine's Day Event: Ray presented; Laura Disalvo would like to advertise for a community Valentine's Day Event and asked if she could advertise on the Association's message board. The Board agreed that the message board should only be used to advertise board meetings. Ray suggested giving Laura \$20.00 to buy a sign and some decorations.

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

Resolve: To issue a check to Laura Disalvo for \$20.00 for the purchase of a sign and decorations.

5. Owners Comments: None.

Adjournment

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

Resolve: To adjourn the meeting at 8:02 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 3/9/2022

Prepared by Manager on behalf of Secretary