

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting March 9, 2022 Via Zoom

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 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 January 5, 2022.

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

Resolve: To approve the minutes as presented.

2. Management Reports: Manager presented financial reports and management reports. New photos were uploaded to the violations report for Unit ID 2282. The Board decided to continue sending notices to Unit ID #'s 2282 and 2274 according to the recurring notice schedule. The board would like everyone on the Accounts Receivable list to receive another notice of late assessment; if owners do not pay within 30 days of the date of the notice, then send to the Collections attorney.

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

Resolve: To approve sending one more notice of late assessment to owners on the Accounts Receivable list and if owners do not pay within 30 days, then send to the Collections attorney.

Jack inquired about \$50 payment to Cathleen DeHart; manager indicated that this is the Association's webmaster and the board at the time of engagement with the webmaster desired to pay for the website monthly instead of in one lump sum annually, and that this charge has appeared monthly on the general ledger for years.

Ray indicated that insurance has gone up by \$1,700 and would like comps on insurance; management to reach out to insurance broker.

3. Old Business Items

Contact with TECO re: Bloomingdale Special District (BSD) use of electricity: Ray presented. Stated that he spoke with Alex from TECO who indicated that the matter between BSD and The Links is a civil matter and that TECO will not be involved in the dispute regarding use of electricity. Current meter is registered to The Links. The Board discussed various options: The Links HOA has no interest in the BSD assuming irrigation lines, The Links HOA is not concerned with any water meter the BSD may utilize, The Links HOA Board did not agree or ask to "be placed on the BSD agenda", nor is there any real reason to as the BSD has replied to all attempts at communication by The Links with hostile and unreasonable terms. BSD assume irrigation lines and obtain their own meter, location of potential new BSD water meter (not on The Links property), negotiation process with BSD, a board member to be placed on BSD agenda and attend meeting to reasonably discuss with BSD board, hire an electrician to identify lines and separate out. The Board decided that they would like to conduct another board meeting soon to discuss options further.

Clean street signs and poles; touchup bases with paint: Completed.

Pressure wash guard shack and entrance area: Completed.

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4. New Business Items

Message board plexiglass replaced: Completed.

Video in progress sign and light sensor on guard shack (Greg): Package was lost by FedEx; seeking re-delivery.

Aluminum grate at guard shack: Installed/completed.

Re-assess replacement value of the guard shack: Discussion regarding long-term plan for the building. Tabled.

Trash cans in view and stored: Garbage pick-up days are currently Tuesdays and Fridays. According to the Declaration, owners may have their trash cans at the curb on Mondays and Thursdays (24 hours prior to pick-up) and Wednesdays and Saturdays (less than 24 hours after pick-up). The Board discussed that their Architectural Guidelines state under Rules and Regulations on page 5, "All trash, garbage, or other materials shall be kept in containers and/or stored out of sight." The board indicated to continue sending a notice to owners if the survey team observes trash cans stored anywhere else but at the curb at a homesite. Owners who observe a trash can stored at the curb or anywhere else in view at a homesite on a Sunday will need to submit an Enforcement Request Form to management and provides date stamped photo.

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

Resolve: To remove the "*Architectural Guidelines*" document from the website as it contains additional aspects that are not part of the original community bylaws which have not been appropriately voted on, or officially approved by the community. The motion was seconded and voted on.

Replace guard shack door: Tabled until November 2022.

5. **Owners Comments:** None.

Adjournment

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

Resolve: To adjourn the meeting at 8:27 p.m.

APPROVED BY THE BOARD OF DIRECTORS 5/11/2022

Prepared by Manager on behalf of Secretary