

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting May 11, 2022 Via Zoom

1. Call to Order

The meeting was called to order by Vice President, Carlos Cruz at 7:02 p.m. Meeting notice was posted 48 hours in advance therefore timely notice was provided. Board members 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 March 9, 2022.

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

Resolve: To approve the minutes as presented.

2. Management Reports: Manager presented financial and management reports. The 2021 Annual Report postcard was mailed on March 30, 2022.

3. Old Business Items

Bloomington Special District (BSD) use of electricity: The Board will gather questions and send to manager. Manager will email the questions to BSD and ask that The Links board member(s) are placed on the June 14, 2022 BSD board meeting agenda.

Video in progress sign & light sensor on guard shack: Completed.

Re-assess replacement value of the guard shack: Removing from future board agendas; Board will advise when to place on agenda again.

Guard shack repairs: tabled until the next meeting; will discuss doors and any other repairs needed.

4. New Business Items

Resignation from Ray Alzamora: The Association received a notice from Ray Alzamora from the board of directors and Architectural Control Committee effective April 9, 2022. The Board expressed their gratitude for Ray's many years of service.

Legal Opinion/Discussion regarding Air BnB; consider modifying CCR's: The Board received a legal opinion from the Association's attorney dated May 6, 2022. Attorney provided guidance that the Association could move towards a vote to amend the Declaration to effectively restrict rentals in the community. Manager provided guidance regarding process to mail information to owners and the Special meeting. The Board will survey the community first to gather interest level.

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

Resolve: To move forward with due diligence around the community to gather interest level; then if interest level is sufficient, to engage the Association's attorney to draft an amendment and manager to send out the Special meeting package to owners.

5. Owners Comments: Owner contributed to conversation regarding Air BnB's and short-term rentals; provided information about Hillsborough County zoning regulations and their requirements regarding short-term rentals and violation reporting process when a short-term rental is not within County regulations.

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

Adjournment

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

Resolve: To adjourn the meeting at 8:09 p.m.

APPROVED BY THE BOARD OF DIRECTORS ON 9/14/22

Prepared by Manager on behalf of Secretary