

# THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

## Board of Directors Meeting

June 28, 2022

Driveway of 4319 Duncombe Dr, Valrico, FL

### 1. Call to Order

The meeting was called to order by Vice President, Carlos Cruz at 6:30 p.m. Meeting notice was posted 48 hours in advance therefore timely notice was provided. Board members Jack Hampton, Greg Pifer and Chad Nichols were also present. It was determined that a quorum was established.

### 2. Old Business Items

**Legal Opinion/Discussion regarding Air BnB; consider modifying CCR's:** A survey of the community was performed, and at least 79 homes responded with a NO to having an AirBnB type-business in the community. Board voted at meeting on May 11<sup>th</sup> to engage the Association's attorney to draft an amendment if response was positive. At this point, Board would like to engage attorney on next steps. The Board would like 3 key areas addressed:

1. Investigate the most stringent language that will help to stop and prevent this type of activity/business in our community.
2. Request a detailed process on the steps to change the Association's documents. We want to make sure we follow the proper and legal steps required.
3. Request a timeline on completing this task. Please ask for a minimum and maximum amount of time required.

**Bloomingdale Special District (BSD) use of electricity:** The Links HOA board members will attend the BSD Board Meeting on July 11<sup>th</sup>. Intent at the BSD Board Meeting is to summarize facts on what has happened in the past regarding this topic, followed by a few questions to gain clarity.

### 3. Owners Comments: None.

### Adjournment

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

**Resolve:** To adjourn the meeting at 7:00 p.m.

APPROVED BY THE BOARD OF DIRECTORS 9/14/2022

---

Prepared by Manager on behalf of Secretary