

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

**Special Members Meeting
September 14, 2022 at 7:00 PM
Bloomingdale Regional Library
1906 Bloomingdale Ave., Valrico, FL**

1. Call to Order

A Special Members Meeting was called to order by Vice President, Carlos Cruz at 7:07 p.m. The Affidavit of Mailing was provided; meeting notice was mailed to all owners on July 21, 2022. There were 71 owners present in person or via proxy which exceeds the Association's quorum requirements. It was determined that a quorum was established. Jeana Wynja represented McNeil Management.

2. Unfinished Business Items: None.

3. New Business Items:

Proposed Amendments – Leasing and Lease Terms: Two (2) proposed Amendments to Article VI Section 1 of the Declaration were reviewed.

1. Section 1(a) Leasing. Leases shall be prohibited for the first twenty-four (24) months after acquiring ownership of a Lot. The Board shall be notified in writing, on such forms as it may require, of the proposed lease and may require submission of a true and fully executed copy of same.

2. Section 1(b) Lease Terms. Leases for a term of less than six (6) months are prohibited and a Lot may not be leased more than three (3) times in a calendar year.

Discussion and questions occurred.

Vote & Tally: Robert S. Carroll and Mark Horst volunteered to tally the votes.

A total of 56 proxies were received and 15 lots represented in person.

Amendment 1. 62 yes votes. 9 no votes.

Amendment 2. 67 yes votes. 4 no votes.

78 yes votes for each Amendment are required for the amendment to pass.

4. Adjournment

At 7:59 p.m., a majority of the owners present agreed to reconvene the meeting in order to collect more proxies within the next 90 days as permitted by Florida Statutes. Meeting reconvened to a date/time/location yet to be determined within the next 90 days.

**Reconvened Special Members Meeting
December 6, 2022
Immediately following the Annual Member Meeting at 7:00 PM
Riverview Library
9951 Balm Riverview Road, Riverview, FL**

2. Call to Order

The Reconvened Special Members Meeting was called to order by Vice President, Carlos Cruz at 7:02 p.m. The Affidavit of Mailing was provided; meeting notice regarding the reconvened Special Meeting was mailed to all owners on November 16, 2022. It was determined that membership quorum was established. Jeana Wynja represented McNeil Management.

2. Unfinished Business Items:

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Proxies for proposed Amendment – Leasing & Lease Terms: Reviewed. Question addressed regarding who is affected by each Amendment. Amendment 1 affects owners who vote yes only; if owners have voted no or did not vote at all, it will not apply; Amendment will affect apply to all new owners going forward. Amendment 2 will affect all owners, whether they have votes yes, no or not at all. A Lease Restriction Confirmation page will be incorporated in the Estoppel process for all new owners going forward to sign, acknowledging their commitment to the amendments.

Tally: Melissa Gross and Robert Jones volunteered to tally the votes.

A total of 85 proxies were received.

Amendment 1. 77 yes votes. 8 no votes.

Amendment 2. 81 yes votes. 4 no votes. Amendment Passed.

78 yes votes for each Amendment are required for the amendment to pass.

3. Adjournment

At 7:23 p.m., The members present announced another reconvene of the Special Members Meeting in order to secure more proxies. The 2nd Reconvene Special Members Meeting will occur on Monday, December 12, 2022 at 7pm at 4319 Duncombe Drive, Valrico, FL 33596.

Reconvened Special Members Meeting December 12, 2022 at 7:00 PM Driveway of 4319 Duncombe Drive, Valrico, FL

1. Call to Order

The Reconvened Special Members Meeting was called to order by Vice President, Carlos Cruz at 7:00 p.m. The date, time and location of this meeting was announced at last week's Reconvened Special Meeting on December 6, 2022. It was determined that membership quorum was established.

2. Unfinished Business Items:

Proxies for proposed Amendment – Leasing & Lease Terms: Reviewed.

Tally: Tonight, 5 new proxies have been received. Melissa Gross and Greg Pifer tallied the votes for each Amendment on the proxies and confirmed the following:

A total of 5 proxies were received tonight and added to the count of 85 proxies previously received.

Amendment 1. 81 yes votes. 9 no votes. Amendment passed.

Amendment 2. 86 yes votes. 4 no votes. Amendment passed at the meeting on December 6, 2022.

78 yes votes for each Amendment were required for each amendment to pass.

3. Adjournment

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

Resolve: To adjourn the meeting at 7:07 p.m.

APPROVED BY THE BOARD OF DIRECTORS 01/11/2023

Prepared by Manager on behalf of Secretary