

# THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

**Budget & Board of Directors Meeting**  
**September 14, 2022**  
**Bloomington Regional Library**  
**1906 Bloomington Ave., Valrico, FL**

## 1. Call to Order

The meeting was called to order by Vice President, Carlos Cruz at 8:00 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 May 11, 2022 and June 28, 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.

## 3. New Business Items

**2023 Budget:** Meeting notice was mailed to all owners on July 21, 2022 regarding the budget meeting. The Board reviewed the proposed budget and decided to increase the annual assessment to \$295.

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

**Resolve:** To approve the 2023 Budget to increase the annual assessment to \$295.

## 4. Former Business Items

**BSD Meeting update:** Greg presented. Board members attended the BSD meeting over the summer. Discussed wall responsibility, need for walls to be pressure washed, and removal of ivy at south end wall. Board discussed who is responsible for repair / replacement of wall. Board discussed creating a new MOU, to include, but not limited to wall repair/maintenance/replacement responsibility, electric bill, fixing electric, and landscaping at the entry.

**Guard shack door:** Manager to reach out to handyman for proposal for 2 new fiberglass doors, 2 new lock sets, durawood frame, wood trim to seal it. The goal is to prevent from leaking.

**5. Owners Comments:** Discussion regarding possible tear down of guard shack and install a gazebo; owner expressed positive opinion why guard shack should stay in place as is.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:45 p.m.

APPROVED BY THE BOARD OF DIRECTORS 12/6/22

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Prepared by Manager on behalf of Secretary