

# THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

**Board of Directors Meeting  
December 6, 2022  
Riverview Library  
9951 Balm Riverview Road, Riverview, FL**

## 1. Call to Order

The meeting was called to order by Vice President, Carlos Cruz at 7:24 p.m. 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 September 14, 2022.

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

**Resolve:** To approve the minutes as presented.

**2. Management Reports:** The Board decided to waive the review of reports as all have visited the portal to review.

**3. Board Member Resignation & Appointment:** Jack Hampton submitted his resignation effective November 8, 2022. The Board members present acknowledged Jack's many years of participation as a Board member and their appreciation for his service. Two owners submitted a Candidate Form with their desire to serve on the Board of Directors: Joe Poliseo and Bob Hagan. The Board decided to appoint Joe & Bob.

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

**Resolve:** To approve the appointment of Joe Poliseo and Bob Hagan to the Board of Directors.

**4. Officer Positions:** Will be officially voted on at the next regularly scheduled meeting on Jan. 11, 2023.

**5. New Business Items:** No new business.

## 6. Old Business Items

**BSD – creation of a new MOU (Memorandum of Understanding):** The Board discussed content of a new MOU, will begin putting one together, and will have the Association's attorney proof before it is presented to the BSD. The MOU will contain clarification regarding shared repairs, maintenance and use of irrigation electrical, and payment terms.

**Maintenance of wall:** Discussion about talking points to prepare owners for awareness of their responsibility to maintain, repair or replace portions of wall that are on their property.

**Tree canopy:** The Board indicated that there are some trees on owner's lots where the canopy is hanging low over the sidewalk. The Board asked that survey team send notices to owners to lift canopies over sidewalks for pedestrian safety.

**Guard shack door:** Proposal was presented to the Board from Handyman Kevin Johnson for \$2,330 to include the composite door jambs. The Board would like 2 matching locksets (stainless steel).

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

**Resolve:** To accept the proposal as presented.

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H O M E O W N E R S ' A S S O C I A T I O N , I N C .

**7. Owners Comments:** Commercial vehicles, tree trimming, ground solar panels.

## **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 01/11/2023

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Prepared by Manager on behalf of Secretary