

THE LINKS

HOMEOWNERS' ASSOCIATION, INC.

**Board of Directors Meeting
January 11, 2023
Bloomingdale Library
1906 Bloomingdale Ave., Valrico, FL**

1. Call to Order

The meeting was called to order by President, Carlos Cruz at 7:00 p.m. Timely notice was provided. Board members Greg Pifer, Chad Nichols and Joe Poliseo 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 December 6, 2022 and special members meeting minutes dated September 14th, December 6th and December 12th, 2022.

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

Resolve: To approve the minutes as presented.

2. Management Reports: Manager reviewed the management reports. Notice will be mailed to Unit ID 2278 to provide a copy of the lease. The 2023 Assessment Notice and Budget was mailed to all owners on November 30, 2022. The Leasing & Lease Terms Amendment was recorded with the Clerk's office on December 16, 2022. A copy is now located on the Association's website. All owners had received a copy at the beginning of the amendment process. Manager indicated that the Lease Restriction Confirmation is now apart of the Estoppel process. A 'subscribe to receive emails' feature will be added to the website. The Association's Uniform Collection Policy was reviewed.

3. Old Business Items

BSD – creation of a new MOU (Memorandum of Understanding): The Board discussed. Joe will update the MOU. Manager will reach out to BSD for sample MOU from another Association.

Guard Shack – door project: Pending completion. Doors have been ordered but will take about 6 weeks for delivery. Estimated date of completion by the end of February-2023.

4. New Business Items

Preservation of the Covenants and Restrictions: Per Florida Statutes, the Board is required to annually consider the filing of a notice to preserve the covenants / restrictions affecting the community from extinguishment under Marketable Record Title Act (MRTA) at the 30-year mark. The Association's Declaration was preserved 3 years ago so preservation is not a pressing concern at this time. The Board will need to have a meaningful conversation with the Association's attorney regarding preservation of the documents when the community comes closer to the 30-year mark.

Clean street signs/poles; touchup bases with paint: Handyman will evaluate cleaning mildew and any paint touchup around bases that may need to occur, when guard shack doors are installed.

Pressure wash guard shack and entrance area: Not needed at this time.

Newsletter topics: Newsletter introduction (first will be a printed/mailed version, next version will be available on website--owners will receive email blast), subscribe to receive emails from website, spring update (landscaping needs), lease restrictions, speeding, dog poop, tree trimming, commercial vehicles restrictions.

THE LINKS

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

Directors Comments: Greg has been cleaning up the interior of the guard shack. He will purchase a new monitor. 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.

7. Owners Comments: None.

Adjournment

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

Resolve: To adjourn the meeting at 8:11 p.m.

APPROVED BY THE BOARD OF DIRECTORS 04/19/2023

Prepared by Manager on behalf of Secretary